17 October 2022



Chief Executive Officer Douglas Shire Council 64-66 Front Street MOSSMAN QLD 4873

Via email: enquiries@douglas.qld.gov.au

RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (DWELLING HOUSE) OVER LAND AT 34 MURPHY STREET, PORT DOUGLAS, MORE FORMALLY DESCRIBED AS LOT 126 ON SP144708

Aspire Town Planning and Project Services act on behalf of on behalf of Vermilion 21 Pty Ltd (the 'Applicant' and the 'Land Owner') in relation to the above described Development Application.

On behalf of the Applicant, please accept this correspondence and the accompanying attachments as a properly made Development Application pursuant to Sections 50 and 51 of the *Planning Act 2016* seeking a Development Permit for a Material Change of Use (Dwelling House).

Please find enclosed the following documentation associated with this Development Application:

- Duly completed DA Form I (Attachment I);
- Land Owner's Consent (Attachment 2); and
- Town Planning Report (Attachment 3).

The relevant Application Fee is calculated to be \$344 under the Douglas Shire Council Fees and Charges Schedule for Years 2022/2023. It is respectfully requested that Council issue an Invoice, so the fee can be paid directly by the Applicant.

12 Lloyd Road MIALLO, QLD 4873 PO BOX 1040, MOSSMAN QLD 4873 M. 0418826560 E. <u>admin@aspireqld.com</u> ABN. 79 851 193 691 Thank you for your time in considering the attached Development Application. If you wish to inspect the property or have any further queries, please contact the undersigned.

Regards,

Daniel Favier Senior Town Planner ASPIRE Town Planning and Project Services

Attachment I

Duly completed DA Form I

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).

1) Applicant details	
Applicant name(s) (individual or company full name)	Vermilion 21 Pty Ltd A.C.N. 133 048 772
Contact name (only applicable for companies)	c/- Daniel Favier (Aspire Town Planning and Project Services)
Postal address (P.O. Box or street address)	PO Box 1040
Suburb	Mossman
State	QLD
Postcode	4873
Country	Australia
Contact number	0418 826 560
Email address (non-mandatory)	admin@aspireqld.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	2022-09-17 – McBain – 34 Murphy Street, Port Douglas

PART 1 – APPLICANT DETAILS

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

 \square 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 <u>DA</u> <u>Forms Guide: Relevant plans</u> .							
3.1) S	3.1) Street address and lot on plan						
Str	eet address	AND lot on	olan (a <i>ll l</i>	ots must be liste	ed), Or		
Str	eet address er but adjoining	AND lot on g or adjacent to	olan for a land e.g. j	an adjoining etty, pontoon. A	or adjacent Il lots must be l	property of the sted).	premises (appropriate for development in
	Unit No.	Street No.	Stree	et Name and	Туре		Suburb
2)		34	Murp	hy Street			Port Douglas
a)	Postcode	Lot No.	Plan	Type and Nu	ımber (e.g. F	PP, SP)	Local Government Area(s)
	4877	126	SP14	14708			Douglas Shire
	Unit No.	Street No.	Stree	et Name and	Туре		Suburb
b)							
	Postcode	Lot No.	Plan	Type and Nu	umber <i>(e.g. F</i>	PP, SP)	Local Government Area(s)
	Unit No.	Street No.	Stree	et Name and	Туре		Suburb
0)	Postcode	Lot No.	Plan	Type and Nu	ımber (e.g. F	P, SP)	Local Government Area(s)
3.2) C	oordinates o	of premises (appropriat	e for developme	ent in remote ar	eas, over part of a	a lot or in water not adjoining or adjacent to land
e. Note: P	g. channel drec lace each set c	lging in Moretoi of coordinates ir	i Bay) a separat	te row.			
Co	ordinates of	premises by	longitud	de and latitud	le		
Longit	ude(s)	Latit	ude(s)		Datum		Local Government Area(s) (if applicable)
	. ,		. ,		WGS84	ŀ	
					GDA94		
					Other:		
Co	ordinates of	premises by	easting	and northing	9		
Eastin	g(s)	Northing(s)	Zone Ref.	Datum		Local Government Area(s) (if applicable)
				54	WGS84	ŀ	
				55	GDA94		
				56	Other:		
3.3) A	dditional pre	mises					
Ad	ditional pren	nises are rele	evant to	this develop	ment applica	tion and the d	etails of these premises have been
	ached in a so t required	chequie to tr	is devel	opment appli	cation		
	required						
4) Ider	ntify any of t	he following	that app	ly to the prer	nises and pr	ovide any rele	vant details
In o	or adjacent t	o a water bo	dy or wa	atercourse or	in or above	an aquifer	
Name	of water bo	dy, watercou	rse or a	quifer:		·	
On	strategic po	ort land unde	r the Tra	ansport Infras	structure Act	1994	
Lot on	plan descri	otion of strat	egic port	t land:			
Name	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 (EM	IR) 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 <u>DA Forms Guide.</u>
 ☑ 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. I) Provide details about th	e first development aspect		
a) What is the type of develo	opment? (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	t includes a variation approval
c) What is the level of asses	sment?		
⊠ Code assessment	Impact assessment (requi	res public notification)	
d) Provide a brief description lots):	n of the proposal (e.g. 6 unit apan	ment building defined as multi-unit d	welling, reconfiguration of 1 lot into 3
Development Application for	r a Material Change of Use (D	welling House)	
e) Relevant plans <i>Note</i> : <i>Relevant plans are required</i> <u><i>Relevant plans.</i></u>	to be submitted for all aspects of this	development application. For further	information, see <u>DA Forms guide:</u>
\boxtimes Relevant plans of the pro	posed development are attacl	ned to the development applic	cation
6.2) Provide details about th	e second development aspect		
a) What is the type of develo	opment? (tick only one box)		
a) What is the type of develo	opment? <i>(tick only one box)</i>	Operational work	Building work
 a) What is the type of development a) Material change of use b) What is the approval type 	opment? (tick only one box) Reconfiguring a lot ? (tick only one box)	Operational work	Building work
 a) What is the type of development of use b) What is the approval type Development permit 	opment? (tick only one box) Reconfiguring a lot (tick only one box) Preliminary approval	Operational work Preliminary approval tha	Building work
 a) What is the type of development a) Material change of use b) What is the approval type b) Development permit c) What is the level of assess 	opment? (tick only one box) Reconfiguring a lot (tick only one box) Preliminary approval ssment?	Operational work Preliminary approval tha	Building work
 a) What is the type of development of use b) What is the approval type Development permit c) What is the level of asses Code assessment 	opment? (tick only one box) Reconfiguring a lot (tick only one box) Preliminary approval sment? Impact assessment (requi	Operational work Preliminary approval tha res public notification)	Building work
 a) What is the type of development of use b) What is the approval type Development permit c) What is the level of asses Code assessment d) Provide a brief description lots): 	opment? (tick only one box) Reconfiguring a lot (tick only one box) Preliminary approval sement? Impact assessment (requi n of the proposal (e.g. 6 unit apar	Operational work Preliminary approval that res public notification) tment building defined as multi-unit d	Building work
 a) What is the type of development of use b) What is the approval type Development permit c) What is the level of assess Code assessment d) Provide a brief description lots): 	opment? (tick only one box) Reconfiguring a lot (tick only one box) Preliminary approval ssment? Impact assessment (requi n of the proposal (e.g. 6 unit apar	Operational work Preliminary approval that res public notification) tment building defined as multi-unit d	Building work t includes a variation approval welling, reconfiguration of 1 lot into 3
 a) What is the type of development of use b) What is the approval type Development permit c) What is the level of asses Code assessment d) Provide a brief description lots): e) Relevant plans Note: Relevant plans are required to Relevant plans. 	opment? (tick only one box) Reconfiguring a lot (tick only one box) Preliminary approval sment? Impact assessment (requi n of the proposal (e.g. 6 unit apar	Operational work Preliminary approval that res public notification) tment building defined as multi-unit d levelopment application. For further i	Building work It includes a variation approval Welling, reconfiguration of 1 lot into 3 Information, see <u>DA Forms Guide:</u>

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	igtimes 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 char	nge 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 <i>(if applicable)</i>	Gross floor area (m²) (<i>if applicable</i>)
Single detached dwelling	Dwelling House		
8.2) Does the proposed use involve the u	ise 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 <i>(complete 12))</i>	Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13))</i>		

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 stag	ged?			
Yes – provide additional details below				
No				
How many stages will the works include?				
What stage(s) will this developm apply to?	ent application			

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 a	nd proposed areas for each lo	t comprising the premises?		
Current lot Proposed lot				
Lot on plan description	Area (m²)	Lot on plan description	Area (m²)	
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 oper	ational work?			
Road work	Stormwater	Water infrastructure		
Drainage work	Earthworks	Sewage infrastructure		
Landscaping	🗌 Signage	Clearing vegetation		
Other – please specify:				
14.2) Is the operational work neces	sary to facilitate the creation of r	new lots? (e.g. subdivision)		
Yes – specify number of new lot	s:			
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 departing any changes made to the prepared.	development emplication that we	a the auchiest of the

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 <u>DA Forms Guide</u>.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
☐ Yes – provide details below of ⊠ No	r include details in a schedule to	this development application	
List of approval/development application references	Reference number	Date	Assessment manager
Approval Development application			
Approval Development application			

21) Has the portable long servi operational work)	ice leave levy been paid? (only applicable to	o development applications involving building work or
Yes – a copy of the receipted	ed QLeave form is attached to this devel	opment application
 No – I, the applicant will pro- assessment manager decid give a development approv Not applicable (e.g. building) 	ovide evidence that the portable long ser les the development application. I ackno al only if I provide evidence that the port g and construction work is less than \$15	vice leave levy has been paid before the wledge that the assessment manager may able long service leave levy has been paid 0,000 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 environment requires an environmental authority t	al authority can be found by searching "ESR/2015/1/91" as a search tern o operate. See <u>www.business.gld.gov.au</u> for further information.	n at <u>www.qld.gov.au</u> . An ERA	
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 – <i>Form 69: Notificatio</i> application	n of a facility exceeding 10% of schedule 15 threshold is at	tached to this development	

Note: See <u>www.business.qld.gov.au</u> 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 <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i> ?
 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 <u>https://www.qld.gov.au/environment/land/vegetation/applying</u> 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 <i>Environmental Offsets Act 2014</i> ?
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
Note : The environmental offset section of the Queensland Government's website can be accessed at <u>www.qld.gov.au</u> 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 <u>www.des.qld.gov.au</u> 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 <i>Water Act 2000</i> ?
Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development
No
DA templates are available from https://planning.dsdmip.gld.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?
\boxtimes No
DA templates are available from <u>https://planning.dsdmip.qld.gov.au/</u> . 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 <i>resource</i> allocation authority is attached to this development application, if required under the <i>Fisheries Act 1994</i>
No Note: See guidance materials at <u>www.daf.gld.gov.au</u> for further information.

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29.9) 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 information. Quarry materials from land under tidal waters 23.0) Does this development application involve the removal of quarry materials from land under tidal water under the Coastal Protection and Management Act 19952 □ yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development ○ No Note: Context the Department of Environment and Science at www.des.gld.gov.au/ for further information. Referable dams 23.11) Does this development application involve a referable dam required to be failure limpact assessed under section 343 of the Water Supply (Safety and Reliability) Act 2008 (the Water Supply Act)? □ yes – the Notice Accepting a Failure limpact Assessment' from the chief executive administering the Water Supply Act is attached to this development application. Note: See guidance materials at www.deme.gld.gov.au for further information. Tidal work or development application involve tidal work or development in 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 coade for assessable development that is prescribed tidal work (on) required	Quarry materials from a wat	tercourse or lake		
□ Yes - I acknowledge that a quarry material allocation notice must be obtained prior to commencing development ○ No No Note: Contact the Department of Natural Resources. Mines and Energy at <u>www.dumm.all.dov.au</u> and <u>www.balness.old.dov.au</u> for further information. ② Unary 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? ② 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 <u>www.des.old.gov.au</u> for further information. Referable dams 23.11) Does this development application involve a roferable dam required to be failure impact assessed under section 343 of the Water Supply (Safey and Reliability) Act 2006 (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 No Not: See guidance materials at www.dsg.dt.gov.au for further information. Tidal work or development application involve tidal work or development in a coastal management district? 23.12) Does this development application involve at the information. Queensland and local heritage places Queance materials at www.des.dt.gov.au for information.	23.9) Does this development a under the <i>Water Act 2000?</i>	application involve the remo	val of quarry materials from	a watercourse or lake
Note: Contact the Department of Netural Resources, Mines and Energy at <u>www.down.down.est</u> and <u>www.down.estaness.dot.gov.au</u> 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 Costal Protection and Management Ad 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 <u>www.des.old.gov.au</u> for further information. Reforable 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 <u>www.demme.old.gov.au</u> 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? 23.12) 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 involve tidal work) □ No No Note: See guida	☐ Yes – I acknowledge that a ⊠ No	a quarry material allocation n	otice must be obtained prior t	o commencing development
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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?

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 <u>www.planning.dsdmip.qld.gov.au</u> 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 <i>Note</i> : See the Planning Regulation 2017 for referral requirements	🛛 Yes
If building work is associated with the proposed development, Parts 4 to 6 of <u>DA Form 2 –</u> <u>Building work details</u> 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 <u>DA</u> 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 <u>DA Forms Guide: Relevant plans.</u>	🛛 Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	☐ 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 numb	er(s):				
Notification of eng	gagement of alternative	assessment mana	ager				
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

Land Owner's Consent

Company owner's consent to the making of a development application under the *Planning Act 2016*

I, Laura McBain of 16 York St Launceston Tasmania

Director of the company mentioned below.

and I, Roger McBain of 16 York St Launceston Tasmania

Secretary of the company mentioned below

Vermilion 21 Pty Ltd A.C.N. 133 048 772

Of

the company being the owner of the premises identified as follows:

34 Murphy Street, Port Douglas and more formally described as Lot 126 on SP144708

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

Daniel Faver of Aspire Town Planning and Project Services

On the premises described above for:

Material Change of Use (Dwelling House)

Company Name and ACN: Vermilion 21 Pty Ltd A	.C.N. 133 048 772
•	
• •	
Kan W2.	
Signature of Director	
13/10/2022	Signature of Director/Secretary
Date	13/10/2022
	Date

The Planning Act 2016 is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.

Attachment 3

Town Planning Report

Town Planning Report 34 MURPHY STREET, PORT DOUGLAS

RP729453

125 SP14470

17 OCTOBER 2022

PTD2094

ASPIRE Town Planning and Project Services Authored by: Daniel Favier



Executive Summary

Aspire Town Planning and Project Services has been engaged and act on behalf Vermilion 21 Pty Ltd (the 'Applicant' and the 'Land Owner').

This Development Application is for a Material Change of Use (Dwelling House), over land at 34 Murphy Stret, Port Douglas, more formally described as Lot 126 on SP144708. A previous Dwelling House concept was approved by Cairns Regional Council (at the time when Douglas Shire was amalgamated) over the site on the 1 October 2013 (Council ref: 8/7/2772), however it is understood that this approval was not acted upon and has subsequently lapsed. The proposed Dwelling House concept by the current Land Owner is more sympathetic to the natural constraints of the site, including the topography.

The proposed Dwelling House is two storey, the garage is attached however is 2m below the lower storey. The lower storey provides two bedrooms and the main access to the upper floor. The lower storey is quite narrow in width which minimises the extent of cut into the hill. The lower storey and garage are designed to retain hillslope. The upper storey contains the master bedroom, ensuite and robe, office, laundry, open plan kitchen, living and dining, as well as a patio and pool. A further retaining wall is proposed at the rear of the upper storey.

Under the Douglas Shire Planning Scheme 2018 V1.0 (the 'planning scheme'), 34 Murphy Street, Port Douglas is included within the Environmental Management Zone, where the development of a Dwelling House is Code Assessable.

This Town Planning Report includes a comprehensive assessment of the proposed development against the relevant Local Government Assessment Benchmarks. The information provided in this report, and accompanying attachments, demonstrates that the proposed development achieves compliance with the applicable provisions of the relevant Local Government Assessment Benchmarks and is presented to Douglas Shire Council ('Council') for approval. It would be appreciated if Council could provide 'without prejudice' draft conditions for review prior to the issue of a Decision Notice.

1.0 Summary

Table 1: Application Summary.

	34 Murphy Street, Port Douglas
Lot and Plan	Lot 126 SP144708
Land Owner	Vermilion 21 Pty Ltd
	See Attachment 1 – Certificate of Title
Size	1,011m ²
Road Frontages	30.155 to Murphy Street (formed)
	33.535 to Owen Street (unformed)
Easements	Easement A on SP144708 burdening the land in favour of
	Lot 125 on SP144708 for drainage purpose.
Proposal	Dwelling House
Approvals Sought	Development Permit (Material Change of Use)
Level of Assessment	Code
Planning Scheme Zone	Environmental Management
Regional Plan Designation	Urban Footprint
State Planning Policy	Not applicable
State Development	Not applicable
Assessment Provisions	
Referral	Not applicable

2.0 Site Description

Image 1 below illustrates the location of 34 Murphy Street, Port Douglas (the 'subject site'). The subject site is located on the northern corner of the intersection between Murphy Street and Owen Street. The site frontage to Murphy Street is formed road, whereas the frontage to Owen Street is not formed and largely vegetated. Douglas Shire Council, has recently completed a slope stabilisation works in this locality.

The subject site is regular, square shaped and has a total area of 1,011m². A 3m wide private drainage easement traverses the site within the north western boundary.

The subject site slopes down to the southwest at approximately 25 degrees and is covered in vegetation of varying maturity. It is noted that the site was generally clear of vegetation when it was purchased by the current owner.



Image 1: Subject Sites (source: QLD Globe, 2022)

3.0 Proposal

This Development Application Seeks approval for a Development Permit for a Material Change of Use (Dwelling House).

A previous Dwelling House concept was approved by Cairns Regional Council (at the time when Douglas Shire was amalgamated) over the site on the 1 October 2013 (Council ref: 8/7/2772), however it is understood that this approval was not acted upon and has subsequently lapsed.

The proposed Dwelling House concept by the current Land Owner is more sympathetic to the natural constraints of the site, including the topography.

The proposed Dwelling House is two storey, the garage is attached however is 2m below the lower storey. The lower storey provides two bedrooms and the main access to the upper floor. The lower storey is quite narrow in width which minimises the extent of cut into the hill. The lower storey and garage are designed to retain hillslope. The upper storey contains the master bedroom, ensuite and robe, office, laundry, open plan kitchen, living and dining, as well as a patio and pool. A further retaining wall is proposed at the rear of the upper storey. The west facing roof is a flat skillion design, which falls at 3 degrees towards Murphy Street. The roof fall and front verandahs have been designed to maximise protection against the late afternoon sun. Refer to *Attachment 2 – Site, Floor and Elevation Plans*.

The proposed Dwelling House will be connected to the necessary urban infrastructure services.

Existing vegetation within the Murphy Street and Owen Street road reserves will provide visual screening of the development. However, given the location of the site the Land Owner recognises the importance of appropriate internal landscaping. A Landscape Plan is currently being prepared by Hortulus Landscapes and Design which will be supplied separately to Council as supplementary information to the Development Application.

A Geotechnical Assessment was undertaken for the subject site in August 2013, at the time the application for the earlier development concept was being assessed by Council. This report found from a geotechnical perspective and based on results of preliminary site assessment, there should be no significant implications or difficulties associated with the construction of an engineer-designed development on the proposed lot. The geotechnical conditions have been considered in the design of the current proposed Dwelling House. Refer to *Attachment 3 – Geotechnical Investigation*.



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Image 2: Dwelling House Western Perspective
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4.0 Statutory Town Planning Framework

4.1 Planning Act 2016

The *Planning Act 2016* (the 'Planning Act') is the statutory instrument for the State of Queensland under which, amongst other matters, Development Applications are assessed by Local Governments. The Planning Act is supported by the Planning Regulation 2017 (the 'Planning Regulation'). The following sections of this report discuss the parts of the Planning Act and Planning Regulation applicable to the assessment of a development application.

4.1.1 Approval and Development

Pursuant to Sections 49, 50 and 51 of the Planning Act, the Development Application seeks a Development Permit for Material Change of Use (Dwelling House).

4.1.2 Application

The proposed development is:

- development that is located completely in a single local government area;
- development made assessable under a local categorising instrument; and
- for a Material Change of Use,

In accordance with Section 48 of the Planning Act and Schedule 8, Table 2, Item 1 of the Planning Regulation, the development application is required to be made to the applicable Local Government, in this instance being Douglas Shire Council (the 'Council').

4.1.3 Referral

Section 54(2) of the Planning Act and Section 22 and Schedules 9 and 10 of the Planning Regulation provide for the identification of the jurisdiction of referral agencies, to which a copy of the development application must be provided. A review of the Planning Regulation confirms that there are no relevant referral agencies to the Development Application.

4.1.4 Public Notification

Section 53(1) of the Planning Act provides that an applicant must give notice of a Development Application where any part is subject to Impact Assessment or where it is an application, which includes a variation request.

The Development Application is subject to Code Assessment and therefore Public Notification of the Development Application is not required.

4.1.5 Assessment Framework

As noted within this report, the proposed development triggers a Code Assessable Development Application. Section 45(3) of the *Planning Act* provides that:

- "(3) A code assessment is an assessment that must be carried out only—
 - (a) against the assessment benchmarks in a categorising instrument for the development; and
 - (b) having regard to any matters prescribed by regulation for this paragraph."

The Douglas Shire Planning Scheme 2018 v1.0, as the applicable local categorising instrument, is discussed in greater detail in the following sections of this report.

Section 26 of the *Planning Regulation* provides the following assessment benchmarks for the purposes of Section 45(3)(a) of the *Planning Act*:

"(1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks—

- (a) the assessment benchmarks stated in—
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (iii) any temporary State planning policy applying to the premises;
- (b) if the local government is an infrastructure provider—the local government's LGIP.

(3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development."

Section 27 of the *Planning Regulation* provides matters for the purposes of Section 45(3)(b) of the *Planning Act*:

- "(1) For section 45(3)(b) of the Act, the code assessment must be carried out having regard to—
 - (a) the matters stated in schedules 9 and 10 for the development; and
 - (d) if the prescribed assessment manager is a person other than the chief executive—
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (iii) for designated premises—the designation for the premises; and
 - (e) any temporary State planning policy applying to the premises; and
 - *(f) any development approval for, and any lawful use of, the premises or adjacent premises; and*
 - (g) the common material.

...

- (2) However—
 - (a) an assessment manager may, in assessing development requiring code assessment, consider a matter mentioned in subsection (1) only to the extent the assessment manager considers the matter is relevant to the development; and
 - (b) if an assessment manager is required to carry out code assessment against assessment benchmarks in an instrument stated in subsection (1), this section does not require the assessment manager to also have regard to the assessment benchmarks."

The following sections of this report discuss the applicable assessment benchmarks and applicable matters in further detail.

4.2 Far North Queensland Regional Plan 2009-2031

The Far North Queensland Regional Plan 2009 - 2031 ('the Regional Plan') is intended to guide and manage the region's development and to address key regional environmental, social, economic and urban objectives. The site falls within the area to which the Regional Plan applies. The Regional Plan is

identified in the Planning Scheme as being appropriately integrated in the scheme and therefore not assessed in any further detail in this Development Application.

4.3 State Planning Policy

The State Planning Policy ('the SPP') was released on 2 December 2013 and replaced all previous State Planning Policies. The SPP has since been revised, with new versions released on 2 July 2014, 29 April 2016 and 3 July 2017. The April 2016 version of the SPP is identified in the Planning Scheme as being appropriately integrated. Whilst the SPP has been amended since April 2016 version, it is considered that the policy content and outcomes contained within the SPP, to the extent they are relevant and applicable to the proposed development, have not been sufficiently amended to require the reconsideration of the SPP separately.

4.4 Temporary State Planning Policies

There are currently no temporary State Planning Policies in effect in Queensland.

4.5 Douglas Shire Planning Scheme 2018 v1.0

The Douglas Shire Planning Scheme 2018 v1.0 (the 'Planning Scheme') came into effect on 2 January 2018 and is the applicable planning scheme to the Douglas Local Government Area. It is noted that the Planning Scheme was drafted under the *Sustainable Planning Act 2009* ('the SPA'). The interpretation of the Planning Scheme with respect to the proposed development is therefore based on the transitional provisions of the Planning Act.

The following sections include an assessment against the relevant sections of the Planning Scheme.

4.5.1 Zone

The subject site is identified within the Environmental Management Zone, see Image 3 below. The Environmental Management Zone Code states that *"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"*. The proposed development for a Dwelling House is generally accepted within the Environmental Management Zone where the design reflects and responds to the natural features and land constraints. It is submitted that the proposed development appropriately responds to the site topography, geotechnical conditions and vegetation cover.

A full assessment of the proposed development against the Environmental Management Code is included within *Attachment 4 – Code Assessment*.



Image 3: Site Zoning (source: Douglas Shire Planning Scheme Property Report, 2022)

4.5.2 Local Plan

The subject site is located within the Port Douglas Craiglie Local Plan Area. In particular the subject site is located within the Precinct 1 - 1F Flagstaff Hill sub-precinct. Overall Outcomes sought for this particular sub-precinct include:

"...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."

A full assessment of the proposed development against the Port Douglas Craiglie Local Plan Code is included within *Attachment 4 – Code Assessment*, and demonstrates compliance.

4.5.3 Overlays

Table 2: identifies the applicable Overlays to the site.

Overlay	Sub-category
Bushfire Hazard	Very High Bushfire Intensity

Hillslopes	Area Affected by Hillslope
Landscape Values Overlay	Scenic Buffer Area – Lookout Landscape Value – High Landscape Values
Natural Areas	MSES- Regulated Vegetation Intersecting with a Watercourse
Transport Road Hierarchy	Access Road Collector Road

4.5.4 Category of Assessment

Pursuant to Part 5 of the Planning Scheme, a Development Application for a Material Change of Use (Dwelling House) in the Environmental Management Zone is identified as Assessable Development, to which Code Assessment is applicable.

The category of assessment of the proposed development is not otherwise altered by the Planning Scheme.

4.5.5 Assessment Criteria

The following Planning Scheme Codes are identified as applicable:

Zone Code

• Environmental Management

Local Plan Code

• Port Douglas Craiglie Local Plan

Overlay Codes

- Bushfire Hazard Overlay
- Hillslopes Overlay

Development Codes

- Access, Parking and Services
- Filling and Excavation Code
- Infrastructure Works Code

Under the Environmental Management Table of assessment, the Landscape Values Code is not applicable to the assessment of a Dwelling House. Furthermore, the proposed development is not assessed under the Natural Areas Code as the mapping appears to show a drainage feature as a watercourse which is contained to an easement. As the proposed development is not of a scale which would impact the transport network, detailed assessment is also not provided for the Transport Network Overlay.

A detailed assessment against the relevant assessment criteria is provided in *Attachment 4 – Code Assessment*.

5.0 Key Planning Issue

5.1 Visual Impact

A visual analysis of the proposed development has been carried out from various key vantage points within Port Douglas Area, refer to **Attachment 5 – Visual Analysis**. In summary this assessment found:

- The large Dwelling House at 34 Island Point Road and the Communications Tower, both of which are positioned directly above the subject site, dominate the vista. The proposed Dwelling House is sited well below these buildings and is far less visual.
- The proposed Dwelling House would not be visible from Macrossan Street due to the height of existing buildings within this streetscape.
- Existing vegetation within Murphy Street and the unformed and vegetated section of Owen Street visually screen views of the subject site from Owen Street and other distant vantage points.
- Existing buildings within the streetscape screen the subject site from distant vantage points.
- The Dwelling House is designed with a flat skillion roof which falls at 3 degrees to Murphy Street. This reduces the overall height of the building and visual bulk.
- The Land Owner has commissioned a Landscape Plan which will further soften the visual impact of the proposed Dwelling House.

The proposed colour scheme has not yet been selected however a Development Permit may be conditioned for this detail to be provided for endorsement by Council prior to the issue of a Development Permit for Building Works.

It is submitted that overall the proposed Dwelling House is appropriately designed and will not unreasonable compromise the scenic landscape values.

5.2 Geotechnical Assessment

A Geotechnical Assessment was undertaken for the subject site in August 2013, at the time the application for the earlier development concept was being assessed by Council. This report found from a geotechnical perspective and based on results of preliminary site assessment, there should be no significant implications or difficulties associated with the construction of an engineer-designed development on the proposed lot. The geotechnical conditions have been considered in the design of the current proposed Dwelling House. Refer to *Attachment 2 – Geotechnical Investigation*.

It is anticipated if there are any outstanding Geotechnical concerns that these matters may be able to be addressed through reasonable and relevant conditions on a Development Permit.

5.3 Landscaping

The Land Owner recognises the importance of appropriately landscaping the site. A Landscaping Plan is currently being prepared by Hortulus Landscapes and Design and will be supplied to Council separately when finalised, as supplementary information to the Development Application.

6.0 Conclusion

This Report accompanies an application by Vermilion 21 Pty Ltd, seeking a Development Permit for a Material Change of Use (Dwelling House) over land at 34 Murphy Street, Port Douglas, more formally described as Lot 126 on SP144708

This application is lodged pursuant to sections 49, 50 and 51 of the Planning Act.

Assessment of the proposed development against the applicable planning framework has been undertaken in order to assess potential impacts and compliance of the proposed development with the relevant assessment criteria. The information provided in this Report (and accompanying attachments) demonstrates that the proposed development largely complies with the applicable provisions of the relevant planning framework; where conflicts exist, suitable alternative solutions are provided to support approval of the development application.

If Council requires any further information, either formally or informally, throughout the assessment of the Development Application please contact Aspire Town Planning and Project Services. Prior to the determination of the Development Application it would be greatly appreciated if Council could provide a suite of Draft Conditions to facilitate discussion and reach a mutually favourable outcome.

Attachment 1 Certificate of Title



Queensland Titles Registry Pty Ltd

ABN 23 648 568 101

Title Reference:	50474485
Date Title Created:	23/12/2003
Previous Title:	20665057

TRUSTEE

ESTATE AND LAND

Estate in Fee Simple

LOT 126 SURVEY PLAN 144708 Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 721177857 18/10/2021

VERMILION 21 PTY LTD A.C.N. 133 048 772 UNDER INSTRUMENT 721177857

EASEMENTS, ENCUMBRANCES AND INTERESTS

- 1. Rights and interests reserved to the Crown by Deed of Grant No. 10366049 (ALLOT 5 SEC 12)
- 2. EASEMENT No 707316386 18/12/2003 at 16:13 burdening the land to LOT 125 ON SP144708 OVER EASEMENT A ON SP144708

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Current Title Search
Attachment 2 Stie, Floor and Elevation Plans



Vermilion21 Pty Ltd, ATF the McNelhaus Superannuation Fund 34 MURPHY STREET, PORT DOUGLAS QLD





















P R O P O S E D DWELLING Vermilion21 Pty Ltd, ATF the McNelhaus Superannuation Fund 34 MURPHY STREET, PORT DOUGLAS QLD

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34 MURPHY STREET, PORT DOUGLAS QLD



SECTION 04 1:100



SECTION 05 1:100





3.5 P R O P O S E D D W E L L I N G Vermilion21 Pty Ltd, ATF the McNelhaus Superannuation Fund 34 MURPHY STREET, PORT DOUGLAS QLD

Attachment 3 Geotechnical Assessment



GEOTECHNICAL INVESTIGATION Lot 126, Murphy Street

Submitted to: Lindsay & Robyn Partridge c/- Charles Wright Architects Pty Ltd PO Box 492 Port Douglas QLD 4877

Report Number.

1 Copy - Charles Wright Architects Pty Ltd

Distribution:

137632049-001-R-Rev1







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APPENDIX A Results of Field Investigation

APPENDIX B Laboratory Test Results

APPENDIX C Results of Stability Analysis

APPENDIX D Good Hillside Practice (AGS)

APPENDIX E Limitations



1.0 INTRODUCTION

At the request of Charles Wright Architects (CWA), Golder Associates (Golder) has undertaken a geotechnical investigation for a proposed residence at Lot 126 Murphy Street, Port Douglas. The investigation has been conducted in general accordance with our proposal (Golder Reference P37632116-001-P-Rev0) dated 13 March 2013.

The aim of the investigation was to assess geotechnical and groundwater conditions at the site of the proposed development and to provide the following information:

- Subsurface conditions at the site;
- Stability of the slopes following proposed development and comments on slope stabilisation, if necessary;
- To assess the risk of upslope hazards, including the potential for rockfall and debris flows;
- Comments on foundation options and provide geotechnical design parameters;
- To provide a site classification as per AS2870.

This report presents the results of the geotechnical investigation together with preliminary geotechnical input related to the items outlined above. As final details related to the proposed foundation types and structural loads are not known at this time, all geotechnical comments provided in this report should be considered preliminary in nature and should be reviewed and, if necessary, revised once the final design details are available. This report is based on drawings provided to Golder by CWA and geotechnical investigation and laboratory testing undertaken by Golder.

This report provides supersedes document 137632049-001 Rev0 issued on April 2013.

2.0 **REGIONAL GEOLOGY**

The Queensland Department of Natural Resources and Mines 1:250 000 Geological Map Mossman, Sheet SE 55-1, indicates that the site is underlain by the late Silurian / Devonian Hodgkinson Formation dominated by arenite rich conglomerates.

Subsurface conditions encountered in the test pits are considered to be consistent with the materials indicated on the geological map.

3.0 FIELDWORK

3.1 Methods

The field investigation was carried out on 19 March 2013 under the full time supervision of a geotechnical engineer from Golder. The fieldwork consisted:

- Site walkover of the site;
- Excavation of two test pits (TP1 and TP2) to a maximum depth of 3.0 m.
- Observation and logging of two cuttings where the soil / rock profile is exposed;
- Performance of a dynamic Cone Penetrometer (DCP) test adjacent to test pit 1 (TP1/ DCP1) and near to the crest of an existing cut batter (DCP2).

The approximate test pit locations are indicated on Figure 1. Ground surface levels were interpolated from contour information presented on the RPS Contour and Detail Surveying drawing (115859-1) dated 26 November 2012 provided by CWA.



3.2 Site Overview

The site slopes down to the southwest at approximately 25 degrees. At the time of investigation, it was undeveloped and predominately covered by dense rainforest vegetation. A near-level platform towards the centre of the Lot has been formed between an old rock retaining wall and a low cut batter where weathered bedrock is exposed. Disused concrete steps are located north of the platform, and an open concrete drain runs along the northeast lot boundary. A second low cutting exposing weathered bedrock is located at the south corner of the Lot near the end of the concrete driveway. Site drainage is toward the west corner.

3.3 Subsurface Conditions

General sub soil conditions comprise localised uncontrolled fill overlying natural topsoil, colluvium and weathered bedrock. The fill deposits are associated with the near-level bench near the centre of the Lot, with minor deposits noted along the western property boundary. The colluvium appears to thicken toward the southwest portion of the Lot. The thickness of colluvium and residual soils was noted to a depth of 2.9 m below ground level in Test Pit 1 before grading to low strength rock. The approximate limits of the uncontrolled fill and the thickened colluvium are illustrated on Figures 1 and 2. Detailed descriptions of the subsurface conditions at investigation locations are presented on the Test Pit Reports in Appendix A.

The conditions encountered were generally as follows:

- GL to 0.4/1.9m Topsoil: very loose to loose silty Sand.
- 1.9 to 2.9 m Colluvium / Residual soil: very dense silty clayey Sand.
- Deeper than 0.4/2.9 Extremely weathered to highly weathered rock (phyllite), extremely low to low and low to medium strength

Groundwater was not encountered in the test pits to the depths advanced at the time of investigation. It should be noted that groundwater levels may fluctuate seasonally and during heavy rainfall periods.

4.0 LABORATORY TESTING

Laboratory plasticity and particle distribution tests were carried out on samples of the soils encountered to confirm field classifications. Laboratory test result sheets are presented in Appendix B and are summarised in Table 1 below.

ID	Depth Material		Emerson Class	Grading (%)			Plasticity (%)	
	(m)		Number	Gravel	Sand	Fines	LL	PI
TP1	0.6-0.9	Silty CLAY	8	7	43	50	41	8
TP1	1.3-1.6	Silty CLAY	5	8	42	50	31	6

Table 1: Summary of Laboratory Testing

LL denotes Liquid Limit, PI denotes Plasticity Index.

Due to the nature of the materials encountered on site, undisturbed samples for shrink/swell testing could not be recovered.



5.0 ENGINEERING COMMENTS

5.1 Preliminary Stability Analyses

Stability analyses were carried out for the site profile indicated on Figure 2 for the existing slope profile. Based on judgement and previous experience with similar materials, the following strength parameters were adopted for the stability analyses:

Material Type	Strength Parameters	
Fill	c' = 3 kPa	φ' = 28°
Top Soil	c' = 2 kPa	φ' = 28°
Colluvium	c' = 3 kPa	$\phi' = 28^{\circ}$
Residual soils	c' = 5 kPa	$\phi' = 30^{\circ}$
Inferred Weathered Rock	c' = 8 kPa	φ' = 34°

Table 2: Strength Parameters for Slope Stability Analyses

Analyses were performed for what were considered to be dry or "normal" conditions and for what were considered to be wet or "extreme" conditions. Dry/ "normal" conditions are considered to represent usual dry season climatic conditions. Wet/ "extreme" conditions are considered to represent adverse wet season climatic conditions, but with standard engineering controls such as effective surface and subsurface drainage, drainage behind retaining walls, etc. A pore water pressure co-efficient, R_u = 0.2 was used to simulate seepage/water infiltration for "extreme" conditions within the soils and R_u = 0.1 within weathered rock zones respectively. The analyses were carried out for a potential failure surfaces using the proprietary computer software SLOPE/W.

The results of the stability analyses are presented in Appendix C and are summarised as follows:

Clana	Dusfile	Calculated Factor of Safety (FOS)			
Slope	Profile	Dry Conditions	Wet Conditions		
Upslope	Existing	1.9	1.7		
	Proposed	1.7	1.6		
Middle	Existing	1.2	1.0		
Platform	Proposed	1.2	1.0		
Downslope	Existing	2.3	2.0		
	Proposed	2.3	2.0		

Table 3: Results of Stability Analyses

For the purposes of assessing stability at this site we consider that a factor of safety \geq 1.5 should be achieved for the dry conditions modelled and that a factor of safety \geq 1.3 should be achieved for the wet, "extreme" conditions modelled.

The results of the stability analyses indicate that the profile at the location of section A-A has adequate factors of safety for the upslope and downslope conditions modelled. The uncontrolled fill deposit in the middle platform at the location of section A-A is marginally stable under dry conditions and may be unstable under wet conditions for the condition modelled. Please refer to Section 5.4 for discussion of uncontrolled fill.

As is the case for all developments involving cut/fill earthworks in the Cairns area, some minor instability should be expected on batter faces. This instability is expected to be in the form of relatively minor slips and slumps on locally steep slopes or unsupported batters, and to occur during or after prolonged periods of heavy rainfall. Some 'ravelling' may be anticipated in the rock batters. Given the low risk to residential development, this instability is generally accepted in the Cairns area and must be accepted by all parties involved in the proposed development.





5.2 Site Landslide Risk Assessment

The risk assessment procedure adopted herein is in general accordance with AGS 2007c¹. The AGS Guidelines outline an approach that includes a qualitative risk assessment for risk to property. Implementing the control measures to reduce risk to property will result in an environment with a negligible risk to persons from landslides.

The Qualitative Level of Risk to Property resulting in landslide event is based on a measure of the likelihood of occurrence (

Therefore, from a geotechnical perspective and based on results of preliminary site assessment, there should be no significant implications or difficulties associated with the construction of an engineer-designed development on the proposed lot.

Table 4) combined with the consequence to property (Table 5). Likelihood and consequence are combined in Table 6, resulting in risk level that can range from very low (VL) to very high (VH). The standard definition of the risk levels are presented in Table 7.

The results of the risk to property assessment for each proposed allotment before and after engineering controls are presented in Table 8.

Subject to standard engineering practices described in Table 8, "Good Hillside Practices" (Appendix D, taken from AGS 2007c), and the recommendations contained in this report are adopted, we consider that proposed development on the allotment will have a Low Risk of instability. The risk from upslope hazards including rock fall, slips and debris slides is considered to be Low. This level of risk would normally be considered to be acceptable to local authorities and owners for hillside development.

Therefore, from a geotechnical perspective and based on results of preliminary site assessment, there should be no significant implications or difficulties associated with the construction of an engineer-designed development on the proposed lot.

Level	Descriptor	Description	Approximate Annual Probability
А	ALMOST CERTAIN	The event is expected to occur over the design life	10 ⁻¹
В	LIKELY	The event will probably occur under adverse conditions over the design life	10 ⁻²
С	POSSIBLE	The event could occur under adverse conditions over the design life	10 ⁻³
D	UNLIKELY	The event might occur under very adverse circumstances over the design life	10 ⁻⁴
E	RARE	The event is conceivable but only under exceptional circumstances over the design life	10 ⁻⁵
F	BARELY CREDIBLE	The event is inconceivable or fanciful over the design life	10 ⁻⁶

Table 4: Qualitative Measures of Likelihood

¹Practice Note Guidelines for Landslide Risk Management 2007, Australian Geomechanics Journal Volume 42 No. 1 March 2007, Australian Geomechanics Society (AGS)



LOT 126, MURPHY STREET

Level	Descriptor	Description
1	CATASTROPHIC	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage.
2	MAJOR	Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage.
3	MEDIUM	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one property minor consequence damage.
4	MINOR	Limited damage to part of structure, and/or part of site requiring reinstatement stabilisation works.
5	INSIGNIFICANT	Little damage.

Table 5: Qualitative Measures of Consequences To Property

Table 6: Qualitative Risk Analysis Matrix

Likelihood		Consequence to Property					
	Approx. Annual Probability	1: Catastrophic	2: Major	3: Medium	4: Minor	5: Insignificant	
A – Almost Certain	10 ⁻¹	VH	VH	VH	Н	M / L	
B - Likely	10 ⁻²	VH	VH	Н	М	L	
C - Possible	10 ⁻³	VH	Н	М	М	L	
D - Unlikely	10 ⁻⁴	Н	М	L	L	VL	
E - Rare	10 ⁻⁵	М	L	L	VL	VL	
F - Barely Credible	10 ⁻⁶	L	VL	VL	VL	VL	

Table 7: Risk Level Implications

Risk Level		Example Implications
VH	Very High	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work will likely cost more than the value of the property
Н	High	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
М	Moderate	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce risk to Low.
L	Low	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	Very Low	Acceptable. Manage by normal slope maintenance procedures.





		Without Engineering Controls		ontrols		With Engineering Controls		
Potential Hazard	Elements at Risk	Consequence	Likelihood of Occurrence	Qualitative Risk	Engineering Controls to Reduce Risk	Consequence	Likelihood of Occurrence	Qualitative Risk
Landslide in soil slope impacting building from above	Elements in Lot 126	Medium	Possible	Moderate	Limit cut/fill heights, and batter to appropriate angles or provide positive retention/support. Provision for good drainage and erosion control measures i.e. surface water interceptor drains and flow spreaders. Found all footings into rock.	Medium	Rare (Dry conditions) to Unlikely (Wet conditions)	Low
Landslide in soil slope undermining buildings	Elements in Lot 126	Medium	Unlikely	Low	Limit cut/fill heights, and batter to appropriate angles or provide positive retention/support. Provision for good drainage and erosion control measures i.e. surface water interceptor drains and flow spreaders. Found all footings into rock.	Medium	Rare (Dry conditions) to Unlikely (Wet conditions)	Low
Earth slides in existing uncontrolled fill batters	Elements in Lot 126	Medium	Possible	Moderate	Remove uncontrolled fill to fill height not more than 0.5 m height.	Medium	Rare (Dry conditions) to Unlikely (Wet conditions)	Low
Earth slides in existing fill batters	Access Driveway in Lot 126	Minor	Possible	Moderate	Maintain vegetation on batters/vegetate bare areas. Prevent surface water discharging directly over batters. Water run-off from collected and discharged in a controlled manner	Medium	Rare (Dry conditions) to Unlikely (Wet conditions)	Low
Earth slides in existing cut batters	Access Driveway in Lot 126	Insignificant	Possible	Low	Trim batters to remove erosion channels and undercutting of topsoils/vegetation Revegetate batters Crest drain	Insignificant	Possible	Low
Earth slide in future cut batters	Property (Future Roads, Houses and Other Structures)	Medium	Likely	High	Minimise cut slope heights to less than 1.5 m. Maximum cut batter angle of 1V:1H Adopt stable batter slopes or provide positive retention. Provision of good drainage and erosion control measures. Surface loads not to surcharge crests of cut batters.	Minor	Unlikely (Wet conditions)	Low
Earth slides in future fill batters.	Property (Future Roads, Houses and Other Structures)	Medium	Likely	High	Minimise batter slope heights to less than 1 m. Maximum fill batter angle 1V:1H Ensure adequate fill compaction (engineered fill). Ensure fill batters are keyed into natural ground. Adopt stable batter slopes or provide positive retention. Provision of good drainage and erosion control measures. Surface loads not to surcharge fill crests.	Minor	Unlikely (Wet conditions)	Low

Table 8: Results of Qualitative Assessment of Risk to Property



5.3 Drainage

It is recommended that the existing upslope cut-off drain is maintained (and improved if necessary) to help reduce the amount of surface and subsurface flow through and across the site. The discharge from this drain should be controlled and not allowed to flow across the site surface.

All stormwater from rooftops or paved areas should be collected and directed away from the site via pipes or lined drains rather than be allowed to flow across the site and down the slope.

5.4 Uncontrolled Fill

In the absence of an engineer's certification, existing fill is considered to be uncontrolled.

The uncontrolled fill is localised with relatively minor volumes. The uncontrolled fill is not considered suitable to support structural loads, and the uncontrolled fill has been shown to be marginally stable. It is our understanding that the residential footings are planned to be extended into rock. In addition, it is anticipated that much of the fill will be removed as a result of footing and retaining wall excavation, therefore the uncontrolled fill is not deemed to be detrimental to stability of the residence.

All excavations should be inspected by Golder to confirm that the conditions exposed are consistent with the assumptions on which our design guidelines are made.

All landscape structures including driveways, garden walls, footpaths, etc. should likewise be founded in natural soil/rock beneath the uncontrolled fill, or on engineered fill.

5.5 Site Preparation and Earthworks

It is anticipated that the natural soils and fill at the site should be able to be excavated using "normal" capacity hydraulic earthmoving equipment, while excavation below the level where weathered rock was encountered may require hydraulic rock breaker equipment if excavation is required.

Excavated materials are likely to comprise residual, (silty-sandy clay) soils and small amounts of fill material on the driveway. Some cobbles and boulders may also be encountered.

Should filling be required, site preparation should include the following:

- Removal of vegetation, and stripping of topsoil and soil containing signification amounts of organic material from the footprint of the proposed fill. Earthworks should be conducted with particular attention to trees, if any, that may be considered environmentally significant. Local depressions left by the removal of root boles may need to be filled and these should be backfilled with engineered fill, compacted in layers.
- Excavate and remove uncontrolled fill, where encountered.
- Compact subgrade areas with a heavy roller to reveal soft or loose zones. Soft or loose materials that cannot be improved by compaction should be removed and replaced with engineered fill, or excavated down to rock.
- Fill where required should be placed in layer not exceeding 200 mm loose thickness and compact to the recommended level prior to placing the next layer.

The recommended compaction level is a density ratio of at least 95% using Standard Compaction. If required, additional imported fill materials should preferably have a CBR value greater than 15% and a Plasticity Index of less than 10.

Earthworks should be undertaken in accordance with AS 3798-20011 "*Guidelines on Earthworks for Commercial and Residential Developments*". It is recommended the Earthworks should be supervised by a suitably qualified person and all filling should be checked by field density testing.



LOT 126, MURPHY STREET

Cuts should be limited to not more than 1.5 m deep, and new fill up to a maximum height of 1 m. Cuts/ fills should be supported by engineered retaining walls or battered to a stable angle. A batter slope of no steeper than 1V:1H is recommended for cuts and fills. Where deeper cuts/ higher fills are proposed, they should be assessed on an individual basis.

Unvegetated areas, or areas stripped to temporarily allow construction, should be revegetated (or otherwise protected from erosion) as soon as possible following construction to maintain the slope instability risk level for the site. Temporary erosion protection and drainage to divert surface runoff away from areas of the site stripped/exposed as part of construction should be considered to reduce the risk of erosion and subsequent instability.

5.6 Footings and Site Classification

Footing design and structural loading for the proposed development have not been reviewed as part of the scope of this report. All geotechnical comments provided in this report should be considered preliminary in nature and should be reviewed and, if necessary, revised once the final design details are available.

All footing excavations should be inspected by Golder to confirm the ground conditions are consistent with those on which these design guidelines are based.

5.6.1 Shallow Footings

Pad and strip footings for the residence supporting vertical loads should be founded at least 0.5 m into low strength (or better) rock based on the parameters in Table 9. Footings for ancillary structures should where possible be founded in bedrock, but may be sized using the parameters presented in the table below. Despite no water table being observed in any test pit, a worst case scenario of the water table being located at the base of the footing has been assumed for this analysis. Design parameters are based on footing excavations being level, clean, dry and free of loose, softened and disturbed materials at the time of pouring concrete.

Allowable bearing pressures and geotechnical design parameters for shallow footings are shown in Table 4.

Founding Strata	Unit Weight (Ƴ)	Friction Angle (φ)	Modulus (E)	Allowable Bearing Pressure (Vertical)
Dense to very dense silty Sand	18 kN/m ³	35 °	15 to 20 MPa	120 kPa
Medium dense to dense silty Sand	18 kN/m ³	30°	10 to 15 MPa	80 kPa
Engineered fill	18 kN/m ³	30°	10 to 20 MPa	100 kPa
Very low strength extremely weathered rock	22 kN/m ³	34 °	100 MPa	600 kPa

Table 9: Design Parameters for Shallow Footings

5.6.2 Deep Footings

If structure loads cannot be economically supported on high level footings, bored cast *in situ* piles could be considered. Piled footings should penetrate through the residual soil / colluvium and should extend at least three times their diameter into the weathered rock. Design of piles should be in accordance with Australian Standard AS2159-1995 "*Piling – Design and installation*". Preliminary assessment of pile sizes and founding levels using static analyses could be based on the parameters presented in Table 10. For limit state strength design, a geotechnical strength reduction factor of 0.5 applied to the ultimate pressures is suggested. Selection of a design value for base capacity should consider materials four pile diameters below base level.





Table To. Falameters for bored cast in Situ Files							
Material	Allowable End Bearing (kPa)	Allowable Shaft Adhesion (kPa)					
Dense to very dense silty Sand	-	-					
Medium dense to dense silty Sand	-	-					
Very low strength extremely weathered rock	600	50					

Table 10: Parameters for Bored Cast In Situ Piles

Note: Shaft adhesion and end bearing capacities in Table 5 apply when the pile length (L) is greater than 4 times the pile diameter (d). If L/d<4, use parameters for shallow footings. Design end bearing should consider material capacity within 4 pile diameters below founding level.

Bored pile settlements will depend on footing shape, applied load and pile "cleanliness" on casting concrete, and should be assessed once these characteristics are known. As a preliminary guide, footing settlements under static serviceability loads would not be expected to exceed about 1.5% of pile diameter for properly constructed bored piles using allowable bearing pressures presented in Table 10. Parameters are based on foundation excavations being clean, dry and free of loose, softened and disturbed materials at the time of pouring concrete.

It is recommended that bored pile drilling be observed by a geotechnical engineer to confirm ground conditions present and that geotechnical capacity meets the design loads.

5.6.3 Site Classification

In accordance with AS2870-1996 '*Residential slabs and footings – Construction*', the site is classified as "Class P" due to uncontrolled fill and steep slopes. Footings should be designed in accordance with the parameters outlined above.

Based on site reactivity (shrink-swell potential) only, the soil profile behaviour would be equivalent to a site with an "S" site classification.

It is recommended that footing excavations be inspected by Golder to confirm that founding conditions are consistent with those on which the design guidelines are based. Footing inspections should be scheduled prior to installation of reinforcing steel.

5.7 Retaining Walls

For permanent retaining structures, drainage should be provided behind all retaining structures to help prevent the development of water pressures on the back of the walls. In addition, the drainage will need to be maintained throughout the life of the structure. If the designer is not satisfied that maintenance will be undertaken and the integrity of drainage maintained, then the retaining structure design should allow for the development of water pressures.

Footings for retaining wall structures should be founded in rock or at least 0.5 m into the medium dense to dense or dense to very dense silty sands, the parameters presented in Table 9 should be used for design, along with the earth pressure coefficients presented in Table 11.

Material	Active Earth Pressure Coefficient (k _a)	At Rest Earth Pressure Coefficient (k₀)	Passive Earth Pressure Coefficient (k _o)	Unit Weight (kN/m³)
Engineered fill / Colluvium	0.3*	0.47	3.0	18
Very Low and Low Strength Weathered Rock	0.3	0.5	-	22

Table 11: Geotechnical Design Parameters for Retaining Walls

* Assumes horizontal backfill behind wall



LOT 126, MURPHY STREET

Bearing pressures presented in Table 9 reduced by one-third for inclined resultant forces from lateral pressures could be used to size retaining wall footings.

All retaining wall excavations should be inspected by Golder to confirm the ground conditions are consistent with those on which these design guidelines are based.

6.0 LIMITATIONS

Your attention is drawn to the document – "Limitations", which is included in the appendices of this report. The statements presented in this document are intended to advise you of what your realistic expectations of this report should be. 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

TANK,

Gaozhao Lu Geotechnical Engineer

R. Jacoh

Russell Jacobsen Senior Geotechnical Engineer, RPEQ

GZL/JJP/JD/dh

A.B.N. 64 006 107 857

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/L Plot Date: 27 August 2013 Time:1:30:01 PM By: Farlow, Alan Path: K:\GEO\2013\137632049- CWA - Geo Invest - Lot 126 Murphy Street, Port Douglas\FIGURES - File Name:137632049-001-R-F001-F002-Rev0.dwg Xref: GAP_LOGO-A3.dwg; 137632049-XREF-Existing Site Features.dwg; 137632049-XREF-EG Survey.dwg; A201_R3.jpg; BING IMAGE.JPG;

	PROJECT														
	GEOTECHNICAL INVESTIGATION														
	DRAWING TITLE														
	SITE INVESTIGATION LOCATIONS AND LOCALITY DUAN														
	SITE INVESTIGATION LOCATIONS AND LOCALITY PLAN														
	LI OT 126 MURPHY STREET PORT DOUGLAS														
-	PROJECT No	DOC No	DOC TYPE	FIGURE No	REVISION										
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	137632049	001	R	F001	FIGURE 1										
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Golder	A.C.F.	DATE 27.08.2013		DRAWING TITLE									
Associates	CHECKED BY J.J.P.	DATE 27.08.2013	SECTION A - LOT 126 MURPHY STREET, PORT DOUGLAS										
www.golder.com DER ASSOCIATES PTY. LTD.	SCALE	1:200	SHEET SIZE	PROJECT № 137632049	^{DOC №}	DOC TYPE	FIGURE No F002	REVISION	FIGURE 2				

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NOT FOR CONSTRUCTION - ISSUED FOR PRELIMINARY



APPENDIX A Results of Field Investigation



CLIENT: PROJECT: .OCATION:	L & R Partric 126 Murphy Port Douglas	dge Street s			PO: SUI PIT	SITION: RFACE RL: DATUM: AHD DEPTH: 3.00 m		SHEE MACH CONT LOGO	IEET: 1 OF 1 ACHINE: Hyundai 5.5-9 DNTRACTOR: Heath's Backhoe Hire DGGED: JJP DATE: 19/3/13					
IOB NO:	137632049				BU	CKET TYPE: 450mm Toothed		CHEC	CKED: DH DATE: 26/3/13					
EXCAVATION RESISTANCE WATER	HELLER HLLES DEPT RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS SYMBOL	Field Material Desc		CONSISTENCY U	STRUCTURE AND ADDITIONAL OBSERVATIONS					
L	0.0) BDS 0.60-0.90 m		x x x x x x x x x x x x x	SM	TOPSOIL: Silty SAND fine to medium grained, dark grey brown, trace clay, with some rootlets, trace fine to medium grained gravel trace rootlets	M	VL - L	NATURAL					
í	1.5	BDS 1.30-1.60 m		× × × × × × ×		RESIDUAL SOIL: Silty Clayey SAND / Clayey Sandy SILT	_ M	L L- MD						
L-M	2.0					fine to medium grained, CL/ML, fine to coarse grained gravel	м	VD - H						
	- 3.0 	2				WEATHERED ROCK phyllite, quartzite abundant, orange brown with pale grey brown, extremely weathered to highly weathered, extremely low to very low strength TEST PIT DISCONTINUED @ 3.00 m TARGET DEPTH GROUNDWATER NOT ENCOUNTERED	<i></i>							
	4.0													
	4.5													

	CLIENT: L & R Partridge PROJECT: 126 Murphy Street LOCATION: Port Douglas JOB NO: 137632049								REPC SITION: RFACE RL: DATUM: AHD DEPTH: 1.30 m CKET TYPE: 450mm Toothed	DR	SHEET: 1 OF 1 MACHINE: Hyundai 5.5-9 CONTRACTOR: Heath's Backhoe Hire LOGGED: JJP DATE: 19/3/13 CHECKED: DH DATE: 26/3/13							
		Exca	vation		Sampling				Field Material Desc	ripti	on							
METHOD	EXCAVATION	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS SYMBOL	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE	CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS						
			0.0	0.40			× · · · · · · · · · · · · · · · · · · ·	SM	TOPSOIL: Silty SAND fine to medium grained, dark grey brown, with some rootlets, trace low plasticity clay, trace fine to medium grained gravel	м	L	NATURAL						
EX	L		0.5	-					WEATHERED ROCK orange brown with pale grey, phyllite, quartzite abundant, distinctly weathered, low to medium strength			Excavates as blocky/tabular gravel cobble (<250mm)						
	м		-	-														
									TARGET DEPTH GROUNDWATER NOT ENCOUNTERED			-						
013 13:48 8.2.856			- - - 2.5 -									-						
26.GPJ < <drawingfile>> 09/04/2</drawingfile>			- 3.0 — - -									-						
2049_PORT_DOUGLAS-LU1_1			3.5															
AP NON-CORED FULL PAGE 12763.			4.0															
GAP 8_05J LIB.GLB Log G			- - 5.0—	geote	This report of test pit schnical purposes on information only a	mus ly, w and	t be re vithout do not	ead in atten nece	conjunction with accompanying notes and abbreviations. I npt to assess possible contamination. Any references to po ssarily indicate the presence or absence of soil or groundw	t has tentia ater o	been al cont	prepared for amination are for nination. GAP gINT FN. F01e RL3						

Golder		REPORT OF DCP TESTS
CLIENT: L & R Partridge		SHEET: 1 OF 1
PROJECT: 126 Murphy Street LOCATION: Port Douglas JOB NO: 137632049		CHECKED: DH DATE: 26/3/13
TESTED: JJP DATE: 18/03/2013 TEST: DCP1 POSITION: COORDS: MGA94 56 SURFACE RL: DATUM: AHD	TESTED: JJP DATE: 18/03/2013 TEST: DCP2 POSITION: COORDS: MGA94 56 SURFACE RL: DATUM: AHD	
(AS1289.6.3.2) Blows per 100 mm	(AS1289.6.3.2) Blows per 100 mm	
	4.0	
This report of penetrometer must geotechnical purposes only, witho information only and do n	be read in conjunction with accompanying notes and abbre ut attempt to assess possible contamination. Any reference not necessarily indicate the presence or absence of soil or g	viations. It has been prepared for s to potential contamination are for roundwater contamination. GAP gINT FN. F04a RL3

G Asso	lder ociates		EXPLAN U	ATION OF SED ON E	NOTES, AI BOREHOLE	BBREVIATIONS & TERMS AND TEST PIT REPORTS						
DRILLING/E	XCAVATION METHOD											
AS*	Auger Screwing	RD	Rotary blade o	r drag bit	NQ	Diamond Core - 47 mm						
AD*	Auger Drilling	RT	Rotary Tricone	bit	NMI C	Diamond Core - 52 mm						
*V	V-Bit	RAB	Rotary Air Blas	st	HQ	Diamond Core - 63 mm						
*T	TC-Bit. e.g. ADT	RC	Reverse Circul	lation	HMIC	Diamond Core – 63mm						
HA	Hand Auger	PT	Push Tube		BH	Tractor Mounted Backhoe						
ADH	Hollow Auger	СТ	Cable Tool Ric	1	FX	Tracked Hydraulic Excavator						
DTC	Diatube Coring	JET	Jettina	,	EE	Existing Excavation						
WB	Washbore or Bailer	NDD	Non-destructiv	e digging	HAND	Excavated by Hand Methods						
PENETRATI	ON/EXCAVATION RESIS	TANCE										
LL	ow resistance. Rapid	penetration	possible with litt	le effort from t	the equipment us	sed.						
м	Medium resistance. Ex	cavation/po	ossible at an acc	eptable rate v	vith moderate eff	fort from the equipment used.						
H Hig	H Hig h resistance to penetration/excavation. Further penetration is possible at a slow rate and requires significant effort from the equipment.											
R	 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 d	ate shown		\triangleleft	Partial water los	s						
	Water inflow				Complete water	loss						
GROUNDWATER NOT OBSERVEDThe 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 The borehole/test pit was dry soon after e xcavation. Ho wever, 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 Pe	enetration T	est to AS1289 6	3 1-2004								
4711 N- 1	9 4 7 11 - Dic	we per 150		.0.1 2001	nonotration follo	wing 150mm coating						
30/80mm	Where prac	tical refusal	occurs the blow	s per 500mm	ation for that inte	erval are reported						
RW	Penetration	occurred u	nder the rod weight	aht only								
HW HB	Penetration Hammer do	occurred un uble bounci	nder the hamme ng on anvil	r and rod weig	ght only							
DS Disturb	e he	amnla										
BDS Bulk	disturb	ed sample										
G Gas	Sample	3										
W Wa	ter Sam	ole										
FP	Field perme	ability test of	over section note	ed								
FV	Field vane s	shear test ex	kpressed as unc	orrected shea	ir strength (s _v = p	eak value, s _r = residual value)						
PID	Photoionisa	tion Detecto	or reading in ppn	1								
	Pressureme	etrometer te	r section noted	instrument re	ading in kPa							
U63	Thin walled	tube sampl	e - number indic	ates nominal	sample diameter	in millimetres						
WPT	Water press	sure tests										
DCP	Dynamic co	ne penetrat	ion test									
CPT	Static cone	penetration	test									
CPTu	Static cone	penetration	test with pore pr	ressure (u) me	easurement							
Ranking of V	/isually Observable Con	tamination	and Odour (for	specific soil o	contamination as	sessment projects)						
R = 0	No visible eviden	ce of contar	mination	R = A	No non-natura	al odours identified						
R = 1	Slight evidence o	t visible cor	ntamination	R=B	Slight non-nat	ural odours identified						
R=2	VISIBLE CONTAMINA	ation contaminat	tion		Nioderate non	-natural odours identified						
		Contarnina		rt - U								
TCR = Tot	al Core Recovery (%)		R = Solid Core	Recovery (%)	RC	D = Rock Quality Designation (%)						
				(/0)								
$=\frac{\text{Length of}}{\text{Length}}$	of core run ×100	$= \sum_{n=1}^{n} Leng$	th of cylindrical c		$\times 100 = \underline{\sum}$	Axial lengths of core > 100 mm \times 100						
			Length of cole	iun								

	Golder ssociates	USE	d on e	METHOD OF SOIL DESCRIPTION BOREHOLE AND TEST PIT REPORTS									
	FILL			CLAY (CL, CI or CH)									
0000	GRAVEL (GP or G	W)		$ \begin{array}{c} \underbrace{\underbrace{ML}}{\underbrace{ML}} \\ \underbrace{ML}{\underbrace{ML}} \end{array} \end{array} $ ORGANIC SOILS (OL or OH or Pt)									
	SAND (SP or SW)												
× × × × × × × × ×	SILT (ML or MH)												
Combinatio	ons of these basic sy	mbols may be used	to indicate	e mixed materials such as sandy clay.									
CLASSIF Soil and R AS1726 – visual/tactil	ICATION AND IN Rock is classified an 1993, (Amdt1 – 19 le methods.	FERRED STRATION and described in Rep 94 and Amdt2 – 199	GRAPHY orts of Bo 94), Apper	oreholes and Test Pits using the preferred method given in ndix A. The material properties are assessed in the field by									
	Particle S	ize	Plasticity Properties										
Major Divi	ision Sub Division	Particle Size	40										
E	BOULDERS	> 200 mm		СН									
	COBBLES	63 to 200 mm	- 30	CL CI High plasticity Low plasticity Medium clay									
	Coarse	20 to 63 mm	(%)	day plasticity day									
GRAVEL	Medium	6.0 to 20 mm	ude, 10										
	Fine	2.0 to 6.0 mm	1 <u>5</u>	OH or MH High liquid limit									
	Coarse	0.6 to 2.0 mm	astic	silt									
SAND	Medium	0.2 to 0.6 mm	<u>≓</u> ¹⁰	OL or ML Low liquid									
	Fine	0.075 to 0.2 mm		CL/ML Clay/Silt limit silt OL or ML - Low liquid limit silt									
	SILT	0.002 to 0.075 mm	0										
	CLAY	< 0.002 mm		Liquid Limit (%)									

MOISTURE CONDITION

Symbol	
D	

Term Description

D	Dry	Sands and gravels are free flowing. Clays & Silts may be brittle or friable and powdery.
Μ	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.

AS1726 - 1993

CONSIST	ENCY AND DE	NSITY		AS172	26 - 1993		
Symbol	Term	Undrained Shear Strength	Undrained Shear S Strength		Term	Density Index %	SPT "N" #
VS	Very Soft	0 to 12 kPa		VL	Very Loose	Less than 15	0 to 4
S	Soft	12 to 25 kPa		L	Loose	15 to 35	4 to 10
F	Firm	25 to 50 kPa		MD	Medium Dense	35 to 65	10 to 30
St	Stiff	50 to 100 kPa		D	Dense	65 to 85	30 to 50
VSt	Very Stiff	100 to 200 kPa		VD	Very Dense	Above 85	Above 50
Н	Hard	Above 200 kPa					
In the abse	nce of test results	, consistency and density	' ma	ay be asses	ssed from correlation	ns with the observed	behaviour of
the materia	ıl.						
# SPT corr	elations are not sta	ated in AS1726 – 1993, a	nd	may be sul	pject to corrections f	for overburden pressu	ire and
equipment	tvpe.						









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Email:

Website:

Facsimile: 07 4032 4156

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QUALITY OF MATERIALS REPORT

Client:	Golder Associate	es Pty Ltd					Rep	ort N	umb	er:	11	11519/R/2225-1								
Client Address:	216, Draper Stre	et, Cairns					Proj	ect N	umb	er:	11	519/F	P/212							
Project:	137632049 - Lot	126 Murphy	Street				Lot I	Numt	ber:		12	6								
Location:	Port Douglas						Rep	ort D	ate:		08	3/04/2013								
Component:	Material Classifie	cation					Client Reference/s: Job # 137632049													
Area Description:	Port Douglas						Pag	e Nu	mbe	r:	Pa	ige 1 of	2							
Test Procedures	AS1289.3.6.1, A	S1289.3.1.2, /	AS1289.3.2.1	AS1	289.3.4.	1, AS	1289).2.1.	1, A	S 128	9.3.3.1									
Sample Number	11519/S/6823										TF	P 1								
Sampling Method	Sampled By Clie	ent									0.	6m - ().9m							
Date Sampled	19/03/2013																			
Sampled By	Client																			
Date Tested	05/04/2013			Material Source Existing Material																
Att. Drying Method	Oven Dried			Materi	al Typ	be		E	xistin	g Mate	rial									
Atterberg Preparation	Dry Sieved				Materi	al De	scrip	tion	S	ilty Cl	AY, D	ark Gi	rey							
AS Sieve (mm)	Specification Minimum	Percent Passing (%)	Specification Maximum			PA	RTI	ICLE	SI	ZE D	ISTRI	BUT	ION	GR	LAP	Ή				
37.5		100			100 T								-	-	-	-	-		-	1
19.0		100			90						/									-
9.5		98			80			_	-	/										-
4.75		95		0	2 70															
2.36		93		%)																
0.425		78 50																		
0.075																				-
				cent	40 -															-
				Per	30															_
					~															
					20 -															
					10 -											_				-
					0 부											n n				1
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										AS	Sieve	Size (mm)							
Test Result	Test Result Specification Minimum Result Specification Maximum			Test Result				Specification Minimum			Result			Specification Maximum						
Liquid Limit (%)		41		0.07	/5/0.425	Ratio)					0.64								
Plastic Limit (%)		Pl x	0.425 R	atio (%)						624	0		1						
Plastic Index (%)		8 LS:											351	0						
Linear Shrinkage (%)		4.5		Line	ar Shrin	kage	Defe	ects												

Remarks

The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

Accredited for compliance with ISO/IEC 17025

Laboratory Accreditation Number: 11519

pl S_

Approved Signatory: Paul Shaw Form ID: W85Rep Rev 1


Cardno Bowler Pty Ltd ABN: 71 128 806 735

Address: 3/5 Commercial Place, Earville Cairns QLD 4870 Telephone: 07 4032 3522

Email:

Website:

Facsimile: 07 4032 4156

paul.shaw@cardno.com.au www.cardno.com.au

QUALITY OF MATERIALS REPORT

Client:	Golder Associat	es Pty Ltd					Rep	ort N	umb	er:	11	519/F	R/222	5-1						
Client Address:	216, Draper Stre	et, Cairns					Proj	ect N	lumb	er:	11	519/F	P/212							
Project:	137632049 - Lot	126 Murphy	Street				Lot I	Numl	oer:		12	26								
Location:	Port Douglas						Rep	ort D	ate:		08	8/04/2	013							
Component:	Material Classifi	cation					Clie	nt Re	fere	nce/s	: Jo	b # 1	37632	204	9					
Area Description:	Port Douglas	ort Douglas					Pag	e Nu	mbe	r:	Pa	ige 2 of	2							
Test Procedures	AS1289.3.6.1, A	S1289.3.1.2, J	AS1289.3.2.1	, AS12	289.3.4.1,	, AS1	1289).2.1.	1, A	S 128	9.3.3.1									
Sample Number	11519/S/6824										TF	P 1								
Sampling Method	Sampled By Clie	ent									1.	3m - 1	l.6m							
Date Sampled	19/03/2013																			
Sampled By	Client																			
Date Tested	05/04/2013				Materia	I Sol	urce		E	xistin	g Mate	rial								
Att. Drying Method	Oven Dried				Materia	I Тур	be		E	xistin	g Mate	rial								
Atterberg Preparation	Dry Sieved	-	-	7	Materia	l Des	scrip	tion	S	ilty C	_AY, Pa	ale Br	own							
AS Sieve (mm)	Specification Minimum	Percent Passing (%)	Specification Maximum			PA	RTI		SI	ZE D	ISTRI	BUT	ION	GF	۱A۶	١H				
37.5		100			100 -						_	104		_	-	~	~	-		-
19.0		100			90						/	-								-
9.5		96			80				10.00	/										-
4.75		94		(70			1												
2.36		92		%)			/	/												
0.425		76		sing	60	/														-
0.075		50		Pas	50 🛃	-														-
				cent	40															-
				Per	30															_
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					0.0	19	2	0.3	0.4	0.6	1.1	23	To a	A U	6.7	95	13.1	6	26.	37
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										AS	Sieve	Size (mm)							
Test Result	Specification Minimum	Result	Specification Maximum		Test R	Result			S	Specifi Minin	cation num		Resu	ult			Spe N	ecific axin	catio num	n
Liquid Limit (%)		31		0.07	5/0.425 F	Ratio		I					0.6	6						
Plastic Limit (%)		25		Pl x	0.425 Ra	itio (%	%)						456	.0						
Plastic Index (%)		6		LS x	0.425 Ra	atio ((%)						304	.0						
Linear Shrinkage (%)		4.0		Line	ar Shrinka	age I	Defe	ects												

Remarks

The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

Accredited for compliance with ISO/IEC 17025

Laboratory Accreditation Number: 11519

pl S_

Approved Signatory: Paul Shaw Form ID: W85Rep Rev 1



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EMERSON CLASS NUMBER REPORT

Client:	Golder As	sociates Pty Ltd		Rep	ort Number:	11519/R/2	1519/R/2226-1			
Client Address:	216, Drape	er Street, Cairns		Proje	ect Number:	11519/P/2	212			
Project:	13763204	9 - Lot 126 Murphy Street		Lot N	Number:	126				
Location:	Port Doug	las		Rep	ort Date:	08/04/201	3			
Component:	Material C	lassification		Clier	nt Reference/s:	Job # 137	632049			
Area Description:	Port Doug	las		Page	e Number:	Page 1 of 1				
Test Procedures:		AS1289.3.8.1								
Sample Number		11519/S/6823	11519/S/6824							
ID / Client ID		P/O CQ3321	P/O CQ3321							
Lot Number		126	126							
Date / Time Sampled 19/03/2013		19/03/2013	19/03/2013							
Material Source		Existing Material	Existing Material							
Material Type		Existing Material	Existing Material							
Water Type		Distilled	Distilled							
Water Temperature (0	C°)	29	29							
		TP 1	TP 1							
		0.6m - 0.9m	1.3m - 1.6m							
Soil Description		Silty CLAY, Dark grey	Silty CLAY, Dark grey Silty CLAY, Pale brow							
Emerson Class Num	ıber	8	5							





APPENDIX C Results of Stability Analysis







Project No.:	137632049	Computed In: SLOPE/W		RESULTS OF STABILITY ANALYSES - SECTION A
Computed By:	GZL	Checked By:	JD	LOT 126, MURPHY STREET, PORT DOUGLAS
Date:	04-04-2013	Date:	04-04-2013	EXISTING UPSLOPE PROFILE - DRY CONDITION





Project No.:	137632049	Computed In: SL	_OPE/W	RESULTS OF STABILITY ANALYSES – SECTION A
Computed By:	GZL	Checked By:	JD	LOT 126, MURPHY STREET, PORT DOUGLAS
Date:	04-04-2013	Date:	04-04-2013	EXISTING UPSLOPE PROFILE - WET CONDITION



Directory: C:\Users\GLu\Desktop\Lot 126\Slope Stability\Upslope\V2\





Project No.:	137632049	Computed In: SL	OPE/W	RESULTS OF STABILITY ANALYSES - SECTION A
Computed By:	GZL	Checked By:	JD	LOT 126, MURPHY STREET, PORT DOUGLAS
Date:	04-04-2013	Date:	04-04-2013	PROPOSED UPSLOPE PROFILE - DRY CONDITION

Name: FILL

Model: Mohr-Coulomb Unit Weight: 17 kN/m³





Project No.:	137632049	Computed In: SL	OPE/W	RESULTS OF STABILITY ANALYSES - SECTION A
Computed By:	GZL	Checked By:	JD	LOT 126, MURPHY STREET, PORT DOUGLAS
Date:	04-04-2013	Date:	04-04-2013	PROPOSED UPSLOPE PROFILE - WET CONDITION





Project No.:	137632049	Computed In: SI	_OPE/W	RESULTS OF STABILITY ANALYSES - SECTION A
Computed By:	GZL	Checked By:	JD	LOT 126, MURPHY STREET, PORT DOUGLAS
Date:	04-04-2013	Date:	04-04-2013	EXISTING MIDDLE PLATFORM - DRY CONDITION





Project No.:	137632049	Computed In: SL	LOPE/W	RESULTS OF STABILITY ANALYSES - SECTION A
Computed By:	GZL	Checked By:	JD	LOT 126, MURPHY STREET, PORT DOUGLAS
Date:	04-04-2013	Date:	04-04-2013	EXISTING MIDDLE PLATFORM - WET CONDITION

File Name: 137632049 Proposed Dry V2.gsz

Directory: C:\Users\GLu\Desktop\Lot 126\Slope Stability\Middle Platform\





Project No.:	137632049	Computed In: SLOPE/W		RESULTS OF STABILITY ANALYSES – SECTION A
Computed By:	GZL	Checked By:	JD	LOT 126, MURPHY STREET, PORT DOUGLAS
Date:	04-04-2013	Date:	04-04-2013	PROPOSED MIDDLE PLATFORM - DRY CONDITION

Name: FILL

Phi: 28 °

Model: Mohr-Coulomb Unit Weight: 17 kN/m³





Project No.:	137632049	Computed In: SL	OPE/W	RESULTS OF STABILITY ANALYSES - SECTION A
Computed By:	GZL	Checked By:	JD	LOT 126, MURPHY STREET, PORT DOUGLAS
Date:	04-04-2013	Date:	04-04-2013	PROPOSED MIDDLE PLATFORM - WET CONDITION









Project No.:	137632049	Computed In: S	COPE/W	RESULTS OF STABILITY ANALYSES - SECTION A
Computed By:	GZL	Checked By:	JD	LOT 126, MURPHY STREET, PORT DOUGLAS
Date:	04-04-2013	Date:	04-04-2013	EXISTING DOWNSLOPE PROFILE - DRY CONDITION

Name: FILL

Model: Mohr-Coulomb Unit Weight: 17 kN/m³







Project No.:	137632049	Computed In: SL	.OPE/W	RESULTS OF STABILITY ANALYSES - SECTION A
Computed By:	GZL	Checked By:	JD	LOT 126, MURPHY STREET, PORT DOUGLAS
Date:	04-04-2013	Date:	04-04-2013	EXISTING DOWNSLOPE PROFILE - WET CONDITION

Name: FILL

Model: Mohr-Coulomb Unit Weight: 17 kN/m³ Cohesion: 3 kPa Phi: 28 ° Ru: 0.2

Name: TOP SOIL

File Name: 137632049 Proposed Dry Downslope V2.gsz

Directory: C:\Users\GLu\Desktop\Lot 126\Slope Stability\Downslope\





Project No.:	137632049	Computed In: SLOPE/W		RESULTS OF STABILITY ANALYSES - SECTION A
Computed By:	GZL	Checked By:	JD	LOT 126, MURPHY STREET, PORT DOUGLAS
Date:	04-04-2013	Date:	04-04-2013	PROPOSED DOWNSLOPE PROFILE - DRY CONDITION

Name: FILL

Phi: 28 °

Model: Mohr-Coulomb Unit Weight: 17 kN/m³



Directory: C:\Users\GLu\Desktop\Lot 126\Slope Stability\Downslope\





Project No.:	137632049	Computed In: SLOPE/W		RESULTS OF STABILITY ANALYSES - SECTION A		
Computed By:	GZL	Checked By:	JD	LOT 126, MURPHY STREET, PORT DOUGLAS		
Date:	04-04-2013	Date:	04-04-2013	PROPOSED DOWNSLOPE PROFILE - WET CONDITION		

Name: FILL

Model: Mohr-Coulomb Unit Weight: 17 kN/m³ Cohesion: 3 kPa Phi: 28 ° Ru: 0.2

Name: TOP SOIL

Model: Mohr-Coulomb



APPENDIX D Good Hillside Practice (AGS)



PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

EXAMPLES OF GOOD HILLSIDE PRACTICE Vegetation retained Surface water Interception drainage Watertight, adequately sited and founded roof water storage tanks (with due regard for Impact of potential leakage) Flexible structure Roof water piped off site or stored -On-site detention tanks, watertight and adequately founded. Potential leakage managed by sub-soil drains MANTLE OF SCH AND ROCK FRAGMENTS (COLLUVIUM) Vegetation relained OFF STREET PARKING Pler footings into rock Subsoli drainage may be required in slope Cutting and filling minimised in development ROADWA Sewage effluent pumped out or connected to sewer. Tanks adequately founded and watertight. Potential leakage managed by sub-soil drains BEDROCK Engineered retaining walls with both surface and subsurface drainage (constructed before dweiling) (C) AGS (2006)

EXAMPLES OF POOR HILLSIDE PRACTICE





APPENDIX E

Limitations





LIMITATIONS

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Conditions may exist which were u ndetectable given the limited nature of the enquiry Golder was retained to undertake with respect to the site. Variations in conditions may occur between investigatory locations, and there may be special conditions pertaining t o the site which ha ve not been revealed by th e investigation and which have not t herefore be en taken in to account in the Document. Accordingly, additional studies and actions may be required.

In addition, it is recognised that the passage of t ime affects the information and assessment provided in this Docu ment. Golder's opin ions are based upon information that existed at the time of the pro duction of the Docume nt. It is understood that the Services provided allowed Golder to form no more than an opinion of the actual conditions of the site at the time the site was visited and cannot be used to assess the effect of any subsequent changes in the quality of the site, or its surroundings, or any laws or regulations.

Any assessments made in this Document are based on the conditions indicated from published source s and the investigation describ ed. No wa rranty is included, e ither express or implie d, that the actual co nditions will conform exactly to the assessments contained in this Document.

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Golder Associates Pty Ltd 216 Draper Street Cairns, Queensland 4870 Australia T: +61 7 4054 8200



Attachment 4 Code Assessment



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.





Part 6: Zones

Page 2 of 6

Code Compliance Table - 6.2.4 Environmental management zone code

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 The proposed Dwelling House is 2 storey and for most part lower than 8.5m above the ground. A small section of the roof at one point extends above 8.5m, refer to the Section Plan 02 on Sketch 3.4.
 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. 	Alternative Solution The main Dwelling House is positioned greater then 6m from the Murphy Street boundary, however a small section of the pool wet edge and garage encroach on the minimum setback, notably setbacks are 4.986m and 5.343m respectively. It is submitted that the reduced setbacks would not be noticed in this instance as there is a vegetated verge between the property boundary and Murphy Street. The proposed setback to Owen Street 1.060m. It is recommended that this proposed solution is appropriate in this instance as this section of Owen Street is vegetated and due to topography not likely to be built as a formed road. Furthermore, it is only the corner of the Dwelling House which encroaches. The proposed north eastern, rear boundary setback is 1.531m, however again this is only a corner of the Dwelling House and the majority of the building is setback appropriately. In this instance it is noted that the building build at 34 Island Point Road is higher in elevation and
		Douglas Shire Planning Scheme 2018 Version 1.0





Performance outcomes	Acceptable outcomes	Applicant response
		 therefore the proposed encroachment is not likely to cause an impact on residential amenity. The proposed north western side boundary setback is 3.48m. Given the size of the property and the topography it would be difficult to accommodate a building design which satisfies the 6m all round boundary setback requirement. It is submitted that the proposed design is appropriate and responds to the natural constraints of the land without compromising residential amenity or the streetscape.
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 The proposed Dwelling House is an acceptable Use.
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.	AO4 No acceptable outcomes are prescribed.	Complies The proposed scale of development is appropriate for the site. A smaller ground floor level is proposed with the purpose to retain the hillslope behind. A larger floor plan is proposed over the top. A visual analysis has been undertaken in relation to the proposed development, refer to s5.1 of the Planning Report for further comment.
 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. 	 A05.1 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 The site is already disturbed. It is suggested that majority of the vegetation onsite is regrowth. Given the size of the site vegetation damage and ground disturbance are unavoidable, however will be minimised to the extent necessary to facilitate construction only.





Performance outcomes	Acceptable outcomes	Applicant response
	AO5.2 Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline.	Alternative Solution The subject site slopes down to the southwest at approximately 25 degrees and is covered in vegetation of varying maturity. A Geotechnical Investigation has been carried out in relation to the previous approved development over the site. This investigation has informed the current proposed design. It is anticipated any further outstanding concerns of Council may be conditioned under a Development Permit.
 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 The building design includes a two tiered slab on ground and recessed retaining walls which act as part of the Dwelling House. The proposed design minimise cut and fill.
	 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. 	Complies The proposed garage is on a further tier below the lower storey of the Dwelling House, to avoid a single plane concrete slab on ground.
PO7 The exterior finishes of buildings and structures are consistent with the surrounding natural environment.	PO7 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.	Will comply The external colour scheme has not been selected at this stage.
P08 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 The proposed Dwelling House is an appropriate land use within the zone. Given the topography of the site the proposed development would not cause adversely affect the amenity of the Dwelling House above the site at 34 Island Point Road. Issues with construction traffic, noise and dust will





Performance outcomes	Acceptable outcomes	Applicant response
		be appropriately managed at the construction phase.
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 lot.	e per
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
Table 6.2.4.3.b – Inconsistent uses within the Environmental manage	ement 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 Crematorium Cropping Detention facility Dwelling unit 	 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 Motor sport facility Multiple dwelling Nightclub entertainment facility Office Outdoor sales Outstation 	 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 Special industry Substation Theatre Transport depot Utility installation



Douglas Shire Planning Scheme 2018 Version 1.0 Part 6: Zones Code Compliance Table – 6.2.4 Environmental management zone code Page 5 of 6



•	Food and drink outlet	•	Place of worship	•	Warehouse
٠	Function facility	•	Port services	•	Wholesale nursery
٠	Garden centre			•	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 reemerging 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.



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- (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;
- 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 (I) 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.



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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 p	olan 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. 	Generally complies The subject site is relatively small and is zoned to facilitate residential development. Some vegetation disturbance will be required to support the proposed development, however the Land Owner does intend to relandscape the site following construction. A Landscape Plan is currently being developed by Hortulus Landscapes and Design and will be supplied to Council as supplementary information to the Development Application.		




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. AO2.3 Important landmarks, memorials and monuments are retained.	Complies The proposed development will not unreasonably compromise important views and vistas. The visual bulk of the Dwelling House is reduced through incorporation of a flat skillion roof which falls at 3 degrees towards Murphy Street. A visual analysis of the proposed development has been carried out, refer to s5.1 of the Planning Report for further comment.
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
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.	Will comply A Landscape Plan is currently being developed by Hortulus Landscapes and Design and will be supplied to Council as supplementary information to the Development Application.
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.	Complies





Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Additional requirements in Precinct 1 – Port Doug	las precinct	
P06 The views and vistas identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 are maintained.	 AO6.1 Development does not impede continued views to scenic vistas and key streetscapes within the local plan area. AO6.2 Unless otherwise specified within this Local Plan, buildings are set back not less than 6 metres from the primary street frontage. 	Not applicable
 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. 	 A07.1 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. A07.2 Ground level parking incorporates clearly defined pedestrian routes. A07.3 Any porte-cocheres, disabled and pedestrian accesses are accommodated within the boundary of new or refurbished development. A07.4 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





Performance outcomes	Acceptable outcomes	Applicant response
	 AO7.5 On-site car parking available for public use is clearly signed at the site frontage. 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. 	
PO8 Precinct 1 – Port Douglas precinct is not characterised by a proliferation of advertising signs.	AO8 No acceptable outcomes are prescribed.	Not applicable
Additional requirements for Sub-precinct 1a – Tov	vn 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 subprecinct and external to the town centre subprecinct; (d) remain subservient to the natural environment and the backdrop of Flagstaff Hill. (e) do not exceed 3 storeys. 	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
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; (c) public open space; (d) places of significance. 	AO13 No acceptable outcomes are prescribed.	Not applicable
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





Performance outcomes	Acceptable outcomes	Applicant response
P015 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 the lush, vegetated character of the Town Centre sub-precinct is maintained. 	AO16 No acceptable outcomes are prescribed.	Not applicable
 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





Performance outcomes	Acceptable outcomes	Applicant response
 PO23 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. 	 AO23 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
 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 – Wa	terfront 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





Performance outcomes	Acceptable outcomes	Applicant response
P029 Public pedestrian access along the water's edge is maximised.	 AO29.1 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. 	Not applicable
 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 subprecinct 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; 	AO43 No acceptable outcomes are prescribed.	Not applicable





Perfo	rmance outcomes	Acceptable outcomes	Applicant response
(g)	are cantilevered from the main building with any posts within the footpath being non load- bearing.		
PO44 The B and ir its fun	alley Hooley rail line and turn-table is retained acorporated into development and maintains ctionality.	 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 Devel relation reside sub-p impace (a) (b) (c) (d)	opment recognises the importance of and onship between the marina, commercial and ential development in the Waterfront North recinct, and includes measures to mitigate the et of: noise; odour; hazardous materials; waste and recyclable material storage.	AO45 No acceptable outcomes are prescribed.	Not applicable
PO46 Forma paths, to the	alised public spaces and pedestrian /areas on freehold land are made accessible public.	AO46 No acceptable outcomes are prescribed.	Not applicable



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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
P051 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



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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	





Performance outcomes	Acceptable outcomes	Applicant response
 PO56 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 onsite and surrounding sensitive areas. 	AO56 No acceptable outcomes are prescribed.	Not applicable
 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 – Co	mmunity 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		
P063 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 The proposed development is for a single residential Dwelling House and is an appropriate land use for zone and precinct. The proposed building has been designed to minimise the visual impact. The height of the building is minimised by excavating a building pad and building over three tiers, garage, lower storey and upper storey. Some



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Performance outcomes	Acceptable outcomes	Applicant response
		vegetation damage is unavoidable however as mentioned earlier in this assessment the site will be relandscaped post construction.
		Further refer to comments under s5.1 of the Planning Report, which note that existing vegetation within the Murphy Street and Owen Street road reserves will assist in screening the proposed development from external vantage points.
 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 Refer to comments above. Furthermore, building colours have not been selected at this stage, however it would be reasonable to condition an approval that this detail is provided to Council for endorsement prior to the issue of a Development Permit for Building Works.
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	AO65 Development consists of service and light industries and associated small scale commercial activities.	Not applicable





Performance outcomes	Acceptable outcomes	Applicant response
better suited to a location outside the Port Douglas Town Centre Precinct.		
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 Car parking areas, loading and other service areas are designed to be screened from the Captain Cook Highway. 	
Additional requirements for Precinct 6 – Very Low Uses precinct	Residential Density / Low Scale Recreation / Low Scale	ale Educational / Low Scale Entertainment
P067	A067	Not applicable
No additional lots are created within the precinct.	No acceptable outcomes are prescribed.	

AO68



PO68

Not applicable



Performance outcomes	Acceptable outcomes	Applicant response
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.	No acceptable outcomes are prescribed.	





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
Dwelling house		





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 	 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 sport and recreation Outdoor sport and recreation 	 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 depote
 Dweiling unit Extractive industry Function facility Funeral parlour Garden centre 		 Transport depot Veterinary services Warehouse Wholesale nursery Winery

Note -





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



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Table 7.2.4.4.c – Inconsistent uses in sub-precinct 1c – Waterfront South sub-precinct do not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.



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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;



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- (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 developm	nent	
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





Performance outcomes	Acceptable outcomes	Applicant response
Development design and separation from bushfire	e hazard – reconfiguration of lots	
 PO4.1 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/m² at the edge of the proposed lot(s). Note - "Urban purposes" and "urban area" are defined in the <i>Sustainable Planning Regulations 2009.</i> Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m2 or less. 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/m² at any point. 	 AO4.1 No new lots are created within a bushfire hazard subcategory. or AO4.2 Lots are separated from hazardous vegetation by a distance that: (a) achieves radiant heat flux level of 29kW/m² 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. 	Not applicable
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; 	Not applicable





Performance outcomes	Acceptable outcomes	Applicant response
	 (e) has a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. A05.2 Fire hydrants are designed and installed in accordance with AS2410 1 2005, unloss otherwise specified by the	
	 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; 	Not applicable





Performance outcomes	Acceptable outcomes	Applicant response
	 (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
 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. 	 A07 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; 	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 (I) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
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.	 A08 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 hourglass 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	e 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/m² where involving a vulnerable use; or (b) 29kW/m² 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/m² for a vulnerable use or 29kW/m² 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. 	Alternative solution The subject site is a residential lot capable of residential development. It is submitted that the compliance with bushfire hazard provisions would be more appropriately dealt with by the Building Certifier assessment against the Building Code of Australia requirements.
 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 	Not applicable





Performance outcomes	Acceptable outcomes	Applicant response
	 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 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. 	Generally complies Appropriate vehicle access is provided to the site however does not facilitate turning areas for fire fighting appliances. In the event of an emergency it is expected that the appliance would position in Murphy Street and not drive onto the site. This would be the case for other existing development along Murphy Street.





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) 10,000I for residential buildings Note – A minimum of 7,500I is required in a tank and the extra 2,500I may be in the form of accessible swimming pools or dams. (ii) 45,000I for industrial buildings; and (iii) 20,000I 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 The Dwelling House will be connected to reticulated water supply.
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.	Will comply Appropriate landscaping species will be selected. A copy of the Landscape Plan being prepared by Hortulus Landscapes and Design will be supplied to Council as supplementary information to the Development Application.



Performance outcomes	Acceptable outcomes	Applicant response
P015 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 No vegetation clearing is proposed external of the site.

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.




8.2.5 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.	Alternative solution The entire site is included within he Hillslope Overlay and it is not possible to avoid. The proposed development responds to the landscape character and visual amenity through appropriate design.
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. 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; (c) provided with erosion control measures immediately after construction. 	Complies The site is greater then 1 in 6, as such the proposed design follows the natural contours of the site. A three tier building design is proposed, garage, lower storey and upper storey. The upper storey extends over the lower storey to minimise cut and fill. Clearing of vegetation is limited to the extent necessary for construction. Post construction the site will be relandscaped with appropriate species. As mentioned elsewhere in this assessment a Landscape Plan is being developed for the site. The proposed building is located below the skyline. As noted within the s5.1 of the Planning Report, the Dwelling House above the subject site at 34 Island Point Road, along with the Communications Tower dominate the vista.





Performance outcomes	Acceptable outcomes	Applicant response
	 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. 	Building colours and finishes have not been selected at this stage, however may be provided to Council for endorsement prior to the issue of a Development Permit for Building Works.
	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).	
	AO2.6 Development does not alter the sky line.	
	 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; 	





Performance outcomes	Acceptable outcomes	Applicant response
	 (f) reflective surfaces. AO2.8 Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features 	
	AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.	
	 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; (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. 	 Alternative solution The Sections Plans illustrate that excavations are generally limited to around 1.5m, except for the Garage which will require a 2.324m cut, which will be retained by the Garage itself and not create a visual impact. A 1.4m retaining wall is proposed at the rear of the dwelling House, which wraps around and concludes along the Owen Street boundary. Retaining structures will be engineer designed and carry appropriate engineering certification.





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. 	Not applicable
	AO4.2 Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible. Note – The size of rectangular areas is outlined within each zone	
	code. 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.	



9.4 Other development codes

9.4.1 Access, parking and servicing code

9.4.1.1 Application

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

9.4.1.2 Purpose

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



9.4.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant Response
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 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. 	 AO1.1 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 table is not a whole number, the number of spaces provided is the next highest whole number. AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased. AO1.3 Parking for motorcycles is substituted for 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 level of a maximum of 5% of total ordinary vehicle parking to a maximum recreational vehicles as a substitute for ordinary vehicle parking to a maximum for a maximum of 5% of total ordinary vehicle parking to a maximum recreational vehicles as a maximum of 5% of total ordinary vehicle parking to a maximum recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking to a maximum vehicle parking to a maximum of 5% of total ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking to a maximum of 5% of tot	Complies Complies Not applicable 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. 	Will comply



PO3	AO3.1	Complies
 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 	 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. 	The existing single crossover will be utilised.
 (a) be that they do not impose traine of pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon evicting interpreting of future road or 	AO3.2 Access, including driveways or access crossovers:	Will comply
 existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; 	 (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; 	
 (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 	 (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance 	
the adjoining road reserve or any built structures (other than what may be necessary	requirements in accordance with AS2980.1.	
to cross over a stormwater channel).	 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 cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes; 	Complies



	 (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.	Will comply The driveway will be appropriately sealed.
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 	 A07.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); A07.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. 	Not applicable Not applicable
the site.	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;	A09.1 Access driveways, vehicle manoeuvring and on- site parking for service vehicles are designed and constructed in accordance with AS2890.1 and	Complies



 (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.	Not applicable The development does not require service and loading areas.
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 whole number.

Note – Where the proposed development involves one or more land use, the minimum number of spaces for the proposed development will be calculated using the minimum number of spaces specified for each land use component.



9.4.4 Filling and excavation code

9.4.4.1 Application

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

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

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

9.4.4.2 Purpose

- (1) The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) filling or excavation does not impact on the character or amenity of the site and surrounding areas;
 - (b) filling and excavation does not adversely impact on the environment;
 - (c) filling and excavation does not impact on water quality or drainage of upstream, downstream or adjoining properties;
 - (d) filling and excavation is designed to be fit for purpose and does not create land stability issues;
 - (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	Applicant response
For self-assessable and assessable development	ıt	
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. AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation. AO1.3 Cuts are screened from view by the siting of the building/structure, wherever possible.	Generally complies Refer to the Section Plans. Cuts are generally below 2m in height, however an area adjacent the garage will result in a 2.324m cut which will be retained by the building and not visible. All cuts are retained with by the building an not visible, or screened by the building from eternal views.



	 AO1.4 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. 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. 	
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 500m² whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more. AO2.2 Filling and excavation does not occur within 2 metres of the site boundary. 	Alternative solution A retaining wall is proposed along the rear of the Dwelling House and this wraps around to the Owen Street boundary. This is not likely to result in any visual amenity issues as it will be screed from view by the Dwelling House and landscaping. It is noted that this section of Owen Street is not formed and not likely to be formed in the future due to the topography of the site.
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. 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	Will comply Stormwater will be appropriately channeled and directed to a lawful point of discharge.
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.	Will comply Any concerns in this regard may be conditioned under a Development Permit.
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.	Not applicable



9.4.5 Infrastructure works code

9.4.5.1 Application

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

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

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

9.4.5.2 Purpose

- (1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
 - (b) development maintains high environmental standards;
 - (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;
 - (d) the integrity of existing infrastructure is maintained;
 - (e) development does not detract from environmental values or the desired character and amenity of an area.



9.4.5.3 Criteria for assessment

Table 9.4.5.3.a – Infrastructure works code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development	t	
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. AO1.2 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	Not applicable



	 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. 	Not applicable
water supply		



PO3	AO3 1	Complies
An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	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;	The subject site is connected to Council's reticulated water supply.
	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 access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	



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 as a result of increasing the cumulative effect of systems in the locality.	A04.1 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;	Complies The site is connected to the sewer network.
	or AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy</i> (<i>Water</i>) 1997 and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and</i> <i>Drainage Act (2002).</i>	
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; (b) protecting water environmental values; (c) maintaining waterway hydrology. 	A05.1 A connection is provided from the premises to Council's drainage system; or A05.2 An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	Will comply Stormwater will be appropriately directed to a lawful point of discharge.



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.

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.

AO5.5

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.	
Non-tidal artificial waterways		
 Non-tidal artificial waterways PO6 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 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:	Not applicable.
	 (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 aquatic habitat.

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

(d) 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.

A07.2

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 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

Not applicable:		



discharges is maintained between 6.5 and 8.5 to a mobilisation of acid, iron aluminium and other me (ii) holding times of neutrali wastewater ensures flocculation and remova any dissolved iron prio release; visible iron floc is not pre in any discharge; (iv) precipitated iron floc is contained and disposed of; (iii) wastewater and prec	d avoid i, etals; sed the al of r to esent
contained and disposed	
(iii) wastewater and prec	initates
(iii) wastewater and prec	ed and
triat cannot be contain treated for discharge	on site
are removed and dispo	sh she
through trade waste or a	another
lawful method	
lawid 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;	Will comply The site will be connected to mains electricity supply.
	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 different standard.	
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.	Will comply The site will be connected to telecommunications.



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.	
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; (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. 	 AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy. 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. 	Complies The road frontages are constructed.
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.	Not applicable



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.	Not applicable
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. 	Will comply Any concerns in this regard, may be conditioned as part of any approval.
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.	Will comply Any concerns in this regard, may be conditioned as part of any approval.



Performance outcomes	Acceptable outcomes	Applicant response
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.	Not applicable
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 com	mon 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 more than 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.	AO20 No acceptable outcomes are prescribed.	Not applicable
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'.		

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				Application
Minimum rec unmitigated	luctions in me development (an annual lo %)		
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 peak 100% 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



Attachment 5 Visual Analysis





DISTANT VIEW OF SITE FROM CNR OF DAVIDSON STREET & BERYL STREET.



VEGETATION OBSTRUCTS THIS VIEW FROM CNR OF DAVIDSON STREET & MOWBRAY STREET.



VEGETATION & BUILDINGS OBSTRUCT THIS VIEW FROM CNR OF DAVIDSON STREET & MOWBRAY STREET.



VEGETATION OBSTRUCTS THIS VIEW FROM MACROSSAN STREET.



VEGETATION OBSTRUCTS THIS VIEW FROM MACROSSAN STREET.



VEGETATION OBSTRUCTS THIS VIEW FROM THE QUICKSILVER CARPARK. LARGE BUILDINGS IN THE FOREGROUND.



VEGETATION OBSTRUCTS THIS VIEW FROM THE MARINA CARPARK.



VEGETATION OBSTRUCTS THIS VIEW FROM MOWBRAY STREET.