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Our Ref: 20-12/001277
Your Ref: CA 2023_5316/1
Date: 12 October 2023

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

Via: Email – enquires@douglas.qld.gov.au

Dear Sir/Madam,

RE: CHANGE APPLICATION UNDER SECTION 78 OF THE PLANNING ACT 2016 IN RELATION TO A DEVELOPMENT PERMIT FOR COMBINED APPLICATION FOR MATERIAL CHANGE OF USE - 4 X DWELLING HOUSES & RECONFIGURING A LOT (2 LOTS INTO 4 LOTS & ACCESS EASEMENT) OVER LAND AT 69 – 73 MURPHY STREET, PORT DOUGLAS

Planning Plus (QLD) Pty Ltd has been engaged by Port Douglas By Gurner Pty Ltd (the 'applicant') to prepare and lodge the abovementioned 'change application' with Douglas Shire Council.

Completed DA Forms 1 & 5 are included as **Annexure 1**. It is requested that Council provide an invoice for the relevant application fee.

In addition to the above, the following submission has been prepared to assist Council and other relevant authorities with their assessment of the application.

1.0. Background

The subject Development Permit (copy included as **Annexure 2**) was granted by Council in June 2023. Since this time, the applicant has also obtained Operational Works approval, with a decision notice recently received based on a revised 3-lot layout which the applicant has proposed. The approval included the following condition:

Existing Approval

34. A Change Application for Development Permit CA 5316/2023 amending the approval to 3 dwelling houses on 3 allotments must be properly made to Council prior to requesting a Prestart Meeting for the works.

This application seeks to change the existing approval to 3 dwellings/lots as required by the above condition.

2.0. Proposal

This application seeks an 'other change' to Development Permit CA 5316/2023 which comprised a Material Change of Use for 4 x Dwelling Houses and Reconfiguring a Lot for 2 Lots into 4 x Lots and Access Easement. A revised drawing set is included as **Annexure 3**.

The proposed changes can be summarised as follows:

- Reduction in dwellings/lots from 4 to 3, with Dwellings/Lots 3 and 4 combined into a single dwelling/lot;
- Development footprint remains largely the same with Dwelling 3 slightly reduced when compared to Dwellings 3 and 4 previously. Some setbacks have increased while the only reduced setback is to the western boundary of Lot 2, however this relates only to an open-air flat access area to allow maintenance staff access to the pool equipment room.

The above changes are not considered to result in any new or increased impacts which have not already been considered as part of the previous application.

3.0. Legislative Considerations

3.1 Planning Act 2016

This section provides an overview of the legislative context of the application under the provisions of the Planning Act 2016.

3.1.1 Type of Change Application

The proposed changes are considered to be 'other' changes for the purpose of the Planning Act 2016 as they *may* be considered to result in substantially different development.

3.1.2 Responsible Entity

The 'responsible entity' for this application is Douglas Shire Council.

3.1.3 Referral Agencies

The original application did not trigger any referral agencies, nor does the proposed change application.

3.1.4 Public Notification

The original application did not require public notification, nor does the proposed change application.

4.0 Assessment Benchmarks

4.1 Overview

This section provides an assessment of the application against relevant assessment benchmarks.

4.2 State Planning Regulatory Provisions

No State Planning Regulatory Provisions are relevant to this application.

4.3 State Planning Policy

The State Planning Policy is relevant to the assessment of this application where a State interest is not appropriately reflected in the Planning Scheme relevant to the site. It is understood that recent updates to the State Planning Policy are not reflected in the current Douglas Shire Council Planning Scheme, however based on our review of the updates, it is considered unlikely that any the proposed changes to the development will cause any inconsistencies with the updated policy.

4.4 State Development Assessment Provisions (SDAP)

No State Development Assessment Provisions are identified as being applicable to the proposal.

4.5 Douglas Shire Council Planning Scheme

The proposed changes merely relate to the consolidation of 2 dwellings/lots into a single dwelling/lot, resulting in 1 less dwelling/lot. The changes are not considered to result in any new or increased impacts which would cause any conflicts with the Douglas Shire Planning Scheme or which have not already been considered as part of the previous application.

5.0 Conclusion

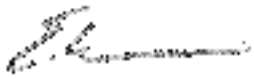
This submission supports an application by Port Douglas By Gurner Pty Ltd for an 'other change' to a Development Permit for Material Change of Use for 4 x Dwelling Houses and Reconfiguring a Lot for 2 Lots into 4 x Lots and Access Easement over land at 69 – 73 Murphy Street, Port Douglas, described as Lot

The submission has included an assessment of the proposal against the relevant statutory planning controls at both the local and state level and included supporting information intended to address the likely concerns of Council and assessing authorities.

In summary, we submit that the proposed development is unlikely to have any significant impacts on the infrastructure, environment or community of the surrounding area that cannot be adequately controlled through the use of reasonable and relevant conditions.

We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours Faithfully



Evan Yelavich
Director / Planner
Planning Plus QLD Pty Ltd

Annexure 1:	**DA Forms 1 & 5**
Annexure 2:	**Existing Approval**
Annexure 3:	**Revised Drawing Set**

Annexure 1: DA Forms 1 & 5

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) *(individual or company full name)*	Port Douglas By Gurner Pty Ltd C/- Planning Plus
Contact name *(only applicable for companies)*	Evan Yelavich
Postal address *(P.O. Box or street address)*	PO Box 399
Suburb	Redlynch
State	QLD
Postcode	4870
Country	
Contact number	(07) 40393409
Email address *(non-mandatory)*	Evan@planningplusqld.com.au
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	20-12

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☐ Yes – the written consent of the owner(s) is attached to this development application ☒ No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		69	Murphy Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4877	516	PTD2094	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
		71 - 73	Murphy Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4877	2	RP724386	Douglas Shire

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

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

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

Name of water body, watercourse or aquifer:	

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

Lot on plan description of strategic port land:	
Name of port authority for the lot:	

☐ In a tidal area

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

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

Name of airport:	

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

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

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

☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

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

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

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

c) What is the level of assessment?

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

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

3 x Dwelling Houses

e) Relevant plans

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

☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

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

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

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

c) What is the level of assessment?

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

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

Subdivision (2 lots into 3 lots and access easement)

e) Relevant plans

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

☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

☒ Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Houses	Dwelling Houses	3	

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

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?
2

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☒ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☐ Boundary realignment *(complete 12))*	☒ Creating or changing an easement giving access to a lot from a constructed road *(complete 13))*

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	3			

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☒ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement
Proposed	5m	44m approx	Access	Proposed Lots 2 & 3

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		
14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*		
☐ Yes – specify number of new lots:		
☐ No		
14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*		
$		

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Douglas Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
☐ Yes – a copy of the decision notice is attached to this development application
☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

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

Matters requiring referral to the **Chief Executive of the *Planning Act 2016***:

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

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

☐ Airport land
☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*

☐ Heritage places – Local heritage places
Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:** ☐ Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: • The **Chief Executive of the holder of the licence**, if not an individual • The **holder of the licence**, if the holder of the licence is an individual ☐ Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the **Brisbane City Council:** ☐ Ports – Brisbane core port land
Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:** ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)* ☐ Ports – Strategic port land
Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:** ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*
Matters requiring referral to the **Chief Executive of the relevant port authority:** ☐ Ports – Land within limits of another port *(below high-water mark)*
Matters requiring referral to the **Gold Coast Waterways Authority:** ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*
Matters requiring referral to the **Queensland Fire and Emergency Service:** ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
☒ I agree to receive an information request if determined necessary for this development application ☐ I do not agree to accept an information request for this development application ***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:* • *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties* • *Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.* *Further advice about information requests is contained in the DA Forms Guide.*

PART 7 – FURTHER DETAILS

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

21) Has the portable long service leave levy been paid? *(only applicable to development applications involving building work or operational work)*		
☐ Yes – a copy of the receipted QLeave form is attached to this development application ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid ☒ Not applicable *(e.g. building and construction work is less than $150,000 excluding GST)*		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
☐ Yes – show cause or enforcement notice is attached ☒ No

23) Further legislative requirements			
Environmentally relevant activities			
23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?			
☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below ☒ No ***Note**: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.*			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
Hazardous chemical facilities			
23.2) Is this development application for a **hazardous chemical facility**?			
☐ Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application ☒ No ***Note**: See www.business.qld.gov.au for further information about hazardous chemical notifications.*			

Clearing native vegetation

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

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

☒ No

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

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

☒ No

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

Quarry materials from land under tidal waters

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

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

☒ No

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

Referable dams

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

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

☒ No

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

Tidal work or development within a coastal management district

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

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

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

Name of the heritage place:		Place ID:	

Brothels

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

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

☒ No

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

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

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

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation
23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?
☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered ☒ No ***Note**: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.*

PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: | | Reference number(s): | |

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	Port Douglas By Gurner Pty Ltd c/- Planning Plus
Contact name *(only applicable for companies)*	Evan Yelavich
Postal address *(P.O. Box or street address)*	PO Box 399
Suburb	REDLYNCH
State	QLD
Postcode	4870
Country	
Email address *(non-mandatory)*	
Mobile number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	

2) Owner's consent - Is written consent of the owner required for this change application?
***Note**: Section 79(1A) of the Planning Act 2016 states the requirements in relation to owner's consent.*

☐ Yes – the written consent of the owner(s) is attached to this change application
☒ No

PART 2 – LOCATION DETAILS

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		69	Murphy Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4877	516	PTD2094	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
		71 - 73	Murphy Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4877	2	RP724386	Douglas Shire

Queensland Government

3.2) Coordinates of premises *(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)* ***Note**: Place each set of coordinates in a separate row.*				
☐ Coordinates of premises by longitude and latitude				
Longitude(s)	Latitude(s)	Datum		Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:		
☐ Coordinates of premises by easting and northing				
Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

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

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application ***Note**: see section 78(3) of the Planning Act 2016*
Douglas Shire Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application			
Approval type	Reference number	Date issued	Assessment manager/approval entity
☒ Development permit ☐ Preliminary approval	CA 2023_5316/1	1 June 2023	DSC
☐ Development permit ☐ Preliminary approval			

6) Type of change proposed
6.1) Provide a brief description of the changes proposed to the development approval *(e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building)*:
Change from 4 dwellings/lots to 3 dwellings/lots
6.2) What type of change does this application propose?
☐ Minor change application – proceed to Part 5 ☒ Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

☐ No – proceed to Part 7
☐ Yes – list all affected entities below and proceed to Part 7

***Note**: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.*

Affected entity	Pre-request response provided? *(where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)*	Date notice given *(where no pre-request response provided)*
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

***Note**: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at https://planning.dsdmip.qld.gov.au.*

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

☒ No
☐ Yes

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

☒ No
☐ Yes – the completed Sections 1 and 2 of Part 3 (Development details) of *DA Form 1 – Development application details* as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

☒ No
☐ Yes – the completed Part 5 (Building work details) of *DA Form 2 – Building work details* as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

***Note**: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.*

☒ No
☐ Yes – the completed Part 5 (Referral details) of *DA Form 1 – Development application details* as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.

11) Information request under Part 3 of the DA Rules

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

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

- *that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties*
- *Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.*

Further advice about information requests is contained in the DA Forms Guide: Forms 1 and 2.

12) Further details
☒ Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist	
I have identified the: • responsible entity in 4); and • for a minor change, any affected entities; and • for an other change all relevant referral requirement(s) in 10) ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
For an other change application, the relevant sections of *DA Form 1 – Development application details* have been completed and is attached to this application	☒ Yes ☐ Not applicable
For an other change application, where building work is associated with the change application, the relevant sections of *DA Form 2 – Building work details* have been completed and is attached to this application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is attached to this application ***Note**: This includes any templates provided under 23.6 and 23.7 of DA Form 1 – Development application details that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning report template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes

14) Applicant declaration
☒ By making this change application, I declare that all information in this change 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 responsible entity and any relevant affected entity or referral agency for the change 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 responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application. All information relating to this change 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 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:		Reference number(s):	

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			

Annexure 2: Existing Approval

DOUGLAS
SHIRE COUNCIL

PO Box 723 Mossman Qld 4873
www.douglas.qld.gov.au
enquiries@douglas.qld.gov.au
ABN 71 241 237 800

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

1 June 2023

Enquiries: Neil Beck
Our Ref: CA 2023_5316/1 (1160590)
Your Ref: 20-12/001232

Port Douglas by Gurner Pty Ltd
C/- Planning Plus
PO Box 399
REDLYNCH QLD 4870

Dear Evan

Development Application Combined Application for Material Change of Use - 4 x Dwelling Houses & Reconfiguring a Lot (2 Lots into 4 Lots & Access Easement) - 69 – 73 Murphy Street PORT DOUGLAS

Please find attached the Decision Notice for the above-mentioned development application.

Please quote Council's application number: CA 2023_5316/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully

For
Paul Hoye
Manager Environment & Planning

encl.

- Decision Notice
  - Approved Drawing(s) and/or Document(s)
  - Concurrence Agency Response
  - Reasons for Decision - non-compliance with assessment benchmark.
- Advice For Making Representations and Appeals (Decision Notice)
- Adopted Infrastructure Charges Notice
- Advice For Making Representations and Appeals (Infrastructure Charges)

Decision Notice

Approval (with conditions)

Given under s 63 of the Planning Act 2016

Applicant Details

Name:	Port Douglas by Gurner Pty Ltd
Postal Address:	C/- Planning Plus PO Box 399 REDLYNCH QLD 4870
Email:	evan@planningplusqld.com.au

Property Details

Street Address:	69 73 Murphy Street PORT DOUGLAS
Real Property Description:	LOT: 516 PTD PLN: 2094, LOT: 2 RP: 724386
Local Government Area:	Douglas Shire Council

Details of Proposed Development

Development Permit for Combined Application for Material Change of Use - 4 x dwelling houses & Reconfiguring a Lot (2 Lots into 4 Lots & Access Easement)

Decision

Date of Decision:	30 May 2023
Decision Details:	Approved (subject to conditions)

Approved Drawing(s) and/or Document(s)

Copies of the following plans, specifications and/or drawings are enclosed.

Drawing or Document	Reference	Date
Architectural Plans		
COVER SHEET	**DA-01**	**19.05.23**

Drawing or Document	Reference	Date
SITE PLAN	**DA-02**	**19.05.23**
GROUND FLOOR LEVEL	**DA-03**	**19.05.23**
FIRST FLOOR LEVEL	**DA-04**	**19.05.23**
SECOND FLOOR LEVEL	**DA-05**	**19.05.23**
THIRD FLOOR LEVEL	**DA-06**	**19.05.23**
ROOF LEVEL	**DA-07**	**19.05.23**
SECTION 01	**DA-08**	**19.05.23**
SECTION 02	**DA-09**	**19.05.23**
SECTION 03	**DA-10**	**19.05.23**
SECTION 04	**DA-11**	**19.05.23**
SECTION 05	**DA-12**	**19.05.23**
SECTION 06	**DA-13**	**19.05.23**
SECTION L1	**DA-14**	**19.05.23**
SECTION L2	**DA-15**	**19.05.23**
ELEVATIONS	**DA-16**	**19.05.23**
ELEVATIONS	**DA-17**	**19.05.23**

Drawing or Document	Reference	Date
ELEVATIONS	DA-18	19.05.23
AREAS ANALYSIS	DA-19	19.05.23
FINISHES VISUALISATIONS	DA-20	19.05.23
FINISHES VISUALISATIONS	DA-21	19.05.23
PARK PERSPECTIVE	DA-22	19.05.23
CAR PARK PERSPECTIVE	DA-23	19.05.23
Civil Plans		
COVER PAGE & LOCAILTY PLAN	22031-C001	23.02.23
PROJECT NOTES	22031-C002	23.02.23
DEMOLITION & VEGETATION CLEARING EXTENTS PLAN	22031-C003	23.02.23
GENERAL ARRANGEMENT PLAN	22031-C004	23.02.23
BULK EARTHWORKS PLAN	22031-C005	23.02.23
SITE SECTIONS	22031-C006	23.02.23
DRIVEWAY & DRAINAGE PLAN	22031-C007	23.02.23
DRIVEWAY SECTION & DETAILS	22031-C008	23.02.23
DRAINAGE LONGSECTIONS	22031-C009	23.02.23

Drawing or Document	Reference	Date
DRAINAGE DETAILS	**22031-C010**	**23.02.23**
WATER & SEWER SERVICE PLANS	**22031-C011**	**23.02.23**
WATER & SEWER LONGSECTIONS	**22031-C012**	**23.02.23**
WATER & SEWER DETAILS	**22031-C013**	**23.02.23**
EROSION & SEDIMENTATION CONTROL STRATEGY	**22031-C014**	**23.02.23**
EROSION & SEDIMENT CONTROL DETAILS	**22031-C015**	**23.02.23**

Note – The plans referenced above may require amending in order to comply with conditions of this Decision Notice.

Assessment Manager Conditions & Advices

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
   a. The specifications, facts and circumstances as set out in the application submitted to Council; and
   b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

   Except where modified by these conditions of approval.

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Staging of Development

3. The proposed staging of the development as detailed in the development application is not approved. All development to take place on the site must be undertaken at or around the same time. All construction and landscaping works associated with the development of all dwellings must be completed prior to the Commencement of Use.

   The reconfiguration of the land is to take place following the Commencement of Use.

Road Closure

4. The Applicant must make application to Department of Resources to permanently close that area of the Murphy Street road reserve that has been reprofiled and stabilised as

detailed in the civil design drawings prepared by Progression Design & Development.

The road closure application must be submitted to Department of Resources following the commencement of site works.

Amended Plan

5. The access driveway design is to be revised to comply with the FNQROC Development Manual and good engineering design. The following design parameters must be addressed:

   a. The width of the driveway must be sufficient for one-way traffic movement, provided a Traffic Management Plan for managing right of way for the driveway is prepared and approved by the Chief Executive Officer;

   b. The horizontal geometry must be designed based on the swept path turn templates for the B99 vehicle and must also demonstrate practical access for a medium rigid vehicle per the dimensions in AS2890.1;

   c. The inside gradient of any bends must not exceed 20%; The driveway surface must include suitable roughening treatment determined by the certifying engineer for any sections of the driveway with a gradient above 16%. The surface roughening is to be to the satisfaction of the Chief Executive Officer;

   d. The roadside safety barriers and retaining wall treatments are to be detailed and approved by Council with consideration to be given to visual impact. Council's approval may require additional visual amelioration treatments to address visual impact;

   e. The southern most projection of the driveway must not extend further than the limit shown on the Progression Design and Documentation Drawing 22031-C007.

   The revised plans must be certified by an RPEQ as part of Operational Works application for the driveway, earthworks and retaining walls in the road reserve.

   The section of private access driveway and landscaping treatments within the unconstructed road reserve will not become a Council asset and will never be maintained by Council. The ongoing maintenance obligation of the driveway in the road reserve remains with the property owner/s.

Operational Works

6. An Operational Works Approval is required for the water, sewer, stormwater, earthworks and driveway associated with the development. The application for Operational Works must include, but not be limited to, the following:

   a. Decommissioning of the existing services within the site including demolition and removal of redundant services;

   b. Drainage works nominated as detailed in conditions of approval and any additional works confirmed by the local drainage study;

   c. Earthworks internal and external to the site;

   d. Required external works within the road reserve for the driveway and retaining walls and Murphy Street;

e. Water and sewerage works required to provide additional capacity (where required) to enable connectivity of the site to Council's system without impacting existing levels of service.

Such works must be completed in accordance with approved plans and to the satisfaction of the Chief Executive Officer prior to Commencement of Use.

Road Condition Survey

7. Prior to any works occurring on the site, the applicant is to prepare a road condition report of the proposed road haulage route(s) from the site to the approved disposal site(s). The report is to identify relevant existing defects or problems with the roadway along the identified route. On completion of the works, the haul route(s) shall be subject to a joint inspection by the applicant and Council Officers to identify any further damage that has occurred. Where additional damage has occurred, all rectification works shall be at the applicant's expense, to the satisfaction of the Chief Executive Officer.

Building Colours & Finishes

8. A submission detailing the colours of all the external walls and structures is to be submitted for endorsement by the Chief Executive Officer prior to the issue of a Development Permit for Building Work. The use of lighter colours and material finishes such as the nominated REN-1, REN-2 & RET-1 as detailed in the existing development approval are to be avoided for upper storeys of the development.

Water Supply and Sewerage Works External

9. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:

   a. Augment existing water supply infrastructure to the extent necessary such that the development does not adversely affect the water supply to adjacent properties and such that a water service connection can be provided at the lot frontage;

   b. Augment existing sewers or construct new sewer to accommodate the development. If connection is proposed to the existing sewer on the north western boundary, detailed plans are to be provided showing levels, capacity and existing sewerage demands through to the pump station downstream of the site. Alternatively, a new sewer connection will need to be designed through to the pump station. The connection point is to be into the existing incoming sewer and not into the pump station. The design is to be in accordance with the FNQROC Development Manual and submitted for Operational Works approval;

   c. Design and Construct the external water main within the Esplanade road reserve from Macrossan Street to Murphy Street, generally in accordance with the concept shown on the Progression Design and Documentation Drawing 22031-C011, except that the water main must be realigned to be outside the footprint of the driveway cut batter;

   The external works outlined above require Operational Works approval from Council.

   All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to Commencement of Use.

Water Supply and Sewerage Works Internal

10. Undertake the following water supply and sewerage works internal to the subject land:

a. Provide a single internal sewer connection to each lot which must be clear of any buildings or structures. The sewer within Lot 2 must be contained within an easement in favour of Douglas Shire Council in accordance with the requirements of the FNQROC Development Manual or realigned to be within proposed Lot 3.

b. Provide a water connection and water meter to each lot with the water meters to be in a common area within the site near the top of the driveway with suitable access for Council. The applicant will need to provide to separate bypass main with capacity for firefighting. The bypass arrangements are to be nominated for approval by Council.

Note: Council does not guarantee the pressure in its external water network beyond the minimum pressures nominated under FNQROC Development Manual. Where the building classification or use require greater pressures, these must be addressed by on-site measures as required to suit the building approval requirements.

All the above works must be designed and constructed in accordance with the FNQROC Development Manual.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to the Application for survey plan endorsement or Commencement of Use whichever is the sooner.

Sewerage Decommissioning

11. At the time of demolition, any redundant sewer connections must be capped. Council must be provided with written notice of the relevant affected connections within 20 business days of the capping of such connection(s) occurring.

12. Where altering existing sewer mains or construction of new sewer main, provide CCTV inspections of sewers both prior to commencement of works on site and at works completion where works have been undertaken over or to sewers. Defects must be rectified to the satisfaction of the Chief Executive Officer at no cost to Council prior to Commencement of Use.

Damage to Council Infrastructure

13. In the event that any part of Council's existing sewer, water or road infrastructure is damaged as a result of construction activities occurring on the site including but not limited to; mobilisation of heavy construction equipment; stripping; and grubbing, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at the developer's/owners/builders cost, prior to the Commencement of Use.

General External Works

14. Undertake the following external works:-

a. Provide a full detail design for the driveway and reprofiling works in the verge including landscaping treatments and pedestrian access. No part of the driveway must be steeper than 20% grading. The current concept designs will need to be amended to comply with this requirement on the inside of the bends;

b. The detail design in a. above must include sufficient details on the local drainage,

verge grading, concrete pathway grades and crossfall. The applicant is to ensure that the development complies with the requirements of AS2890.6, and other all-abilities access provisions to the extent applicable for this development.

The plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. All works must be carried out in accordance with the approved plan prior to the issue of a Commencement of the Use.

Esplanade Impact

15. The applicant is to prepare a landscaping and rehabilitation plan to manage the significant impact on the safety, utility and condition of the Esplanade during construction and at completion of the works. At a minimum, the Esplanade Road and car park area must be resurfaced with an AC overlay and the verges are to be reinstated to a full grass cover. This will include levelling, topsoiling and turfing all disturbed areas outside the roadway. The applicant must also nominate new and replacement planting to ameliorate the impacts of the construction and the development in consultation with Open Spaces.

    Landscape plans for the entire development are to be updated and resubmitted for approval at the time of seeking a Development Permit for Operational Works.

Drainage Study of Site

16. Undertake a local drainage study of the site to provide the drainage calculations to support the proposed pipe system included in the Progression Design and Documentation Drawing 22031-C007.

    The study is to verify:

    a. The contributing catchment boundaries for the existing stormwater pipe system;

    b. The conveyance path and flow characteristics for the 100 year ARI flood event in relation to the site both pre- and post-development;

    c. Primary and secondary peak flow volumes for the 5, 10 and 100 year ARI rainfall events;

    d. Proposed pipe infrastructure sizes and capacity compared with the peak flows.

    e. Identify any requirement for amendments to the drainage easements;

    f. Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development.

    g. Lawful point of discharge.

    The study must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

Drainage Easements (General Drains)

17. A Drainage Easement having a minimum width of 3 metres along the entire length of north western boundary must be granted in favour of Council. A copy of the easement documents must be submitted to Council for the approval of Council's solicitors at no cost to Council. The approved easement documents must be lodged and registered with the Department of Resources prior to the Commencement of Use.

Plan of Drainage Works

18. The subject land must be drained generally in accordance with Progression Design and Documentation Drawing 22031-C007 to the satisfaction of the Chief Executive Officer. In particular,

    a. Provision of Stormwater line 1/EX1 to 2/3 along the western boundary;

    b. Connection of existing western drainage pipe into new pit 2/3;

    c. Provision of sufficient pipe and overland flow capacity to convey the 1%AEP event from the south-west corner of the site (Pit 2/3) through to Julan Park.

    d. Overland swale drain along the south western boundary and connecting to the Esplanade road reserve.

    e. Unless otherwise approved by Council, the drainage system from the development must incorporate a stormwater quality improvement devices (SQID) internal to the site. The design of the SQID shall not compromise the hydraulic performance of the overall drainage system and be positioned to provide appropriate access for maintenance equipment.

Geotechnical Investigation / Design

19. An updated geotechnical assessment by a qualified and experienced geotechnical consultant must be submitted with the application for Operational Works, with a final geotechnical report to be endorsed by the Chief Executive Officer prior to the Commencement of Use.

    a. The updated geotechnical assessment must address the recommendations In the Geo Design letter dated 5 October 2021 and the Geo Design Report dated 29 October 2020 including but not limited to:

        - A revised and updated geotechnical report should be prepared based on the final architectural designs and consider footings, stability and construction recommendations;

        - The updated geotechnical report may require the completion of additional fieldwork;

        - A detailed slope stabilisation design should be adopted for the Murphy Street batter that decreases the risk to the proposed development and Murphy Street;

        - Retaining works or slope retention systems may be required on other batters or natural slopes subject to a review of the final design;

        - Drainage works are considered essential to the successful completion of the works to minimise potential sediment and erosion issues together with decreasing the risks of instability.

    b. The updated geotechnical assessment must address the cut batter along the northern boundary, and provide specific details on the staging of work and control measures required on this batter to maintain the safety of the site to enable work activities to be undertaken within the site;

    c. Geotechnical details to be submitted include, but are not limited to, the following:

        - Details of the specific means of supporting or retaining to be used. This must include geotechnical specifications identifying the required treatments at specific

times, heights on the batter and the location within the site;

- Drawings (plans, longitudinal and cross sections) clearly showing the extent of the proposed treatments at each location;

- Methods to be used to minimise the visual impact (where not included within the building); and

- Elevations showing the visual impact when viewed from vantage points and duration that the treatment is expected to be exposed to public view.

All works identified must be supervised by the geotechnical consultant to ensure that the site works are undertaken in a manner that maintains a low to very low risk rating in accordance with AGS Guidelines. The supervising geotechnical assessment must provide a final geotechnical report confirming that the constructed works comply with the approved designs. The final report must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

20. The geotechnical report must include designs and treatments for the site for temporary works and for the staging of construction. The temporary works are to be certified by a suitably qualified RPEQ and must be supervised by the geotechnical consultant to ensure that the siteworks are undertaken in a manner that maintains a low to very low risk rating in accordance with AGS Guidelines.

    Where the proposed temporary or permanent geotechnical design solution requires soil nails, the extent of the nails must not extend beyond the property boundary without written consent from the adjacent landowner. The design must fully disclose the extent, depth and potential impact on future development of adjoining land so that the owner provides informed consent to any encroachment. As-constructed details of the geotechnical solution are to be provided to Council and records must be kept by the applicant/land owner and provided to future owners/body corporate. Certification from the RPEQ that the works have been undertaken in accordance with the approved plans and recommendations of the geotechnical investigation and compliance with the conditions is required prior to the Commencement of Use.

Construction Management Plan for Earthworks

21. The site development requires excavation and earthworks and will require material to be imported and exported from the site with access through the Esplanade road and car park area.

    The applicant is to prepare a traffic management plan and detail the controls necessary to manage the impacts for movement of materials to and from the site. The plan must nominate the type and number of truck movements required including total truck movements, daily truck movements and management of movements throughout the day.

    The construction management plan must also identify the access construction at the earthworks stage and confirm the pavement material and sealing requirements for a safe and serviceable access into the construction site without impacting neighbouring properties.

    The final earthworks design is to be lodged with the application for a Development Permit for Operational Works. Such earthworks must be completed in accordance with the approved plans prior to the Commencement of Use.

Traffic Management

22. Conduct a Risk Management Assessment of all safety risks likely to arise during undertaking works on the road including the setting up, operating, changing and

dismantling of a traffic guidance scheme. This assessment is to consider the general behaviour of road users, cyclists and pedestrians. Where the Risk Management Assessment determines works will impact the normal operations of the Local Government Managed Areas and Roads, the applicant must implement a Traffic Guidance Scheme and a copy of the plans must be submitted to Council prior to implementation of the Traffic Guidance Scheme.
Note: Where the Local Government Road is required to be partially or fully closed, please note that additional permits and approvals may be required. Please see Further Advice notes attached to this Permit.

Sequencing Plan for Earthworks

23. The site work requires geotechnical stabilisation and heavy earthworks. The applicant is to provide a work sequencing plan including temporary access construction to demonstrate how the site will be accessed without creating an unacceptable safety and public nuisance issue in the Esplanade road reserve and Jalun Park area.

    The sequencing plan must demonstrate the scope of works at each work stage and the type of equipment that will be required to access the site including the mobilistion and demobilization of that equipment.

    The temporary access will need to be suitably designed and constructed including surfacing, to provide an acceptable controlled access point to the site.

    The sequencing plan must be integrated with the construction management plan and the traffic impact assessment. A draft of the sequencing plan must be included with the operational works application and will be a requirement of any future approvals that the contractor finalises the plan based on the approved draft plan.

Stockpiling and Transportation of Fill Material

24. Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the commencement of works.

    Transportation of fill or spoil to and from the site must not occur within:

    a. peak traffic times; or
    b. before 7:00 am or after 6:00 pm Monday to Friday; or
    c. before 7:00 am or after 1:00 pm Saturdays; or
    d. on Sundays or Public Holidays.

25. Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.

Storage of Machinery and Plant

26. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.

Landscape Plan

27. The site and external areas must be landscaped generally in accordance with the previously approved Landscape Plans prepared by Myles Baldwin Design dated 12 July 2022 subject to the following requirements. An amended landscape plan/s must be provided which shows:-

a. The retention of the Calophyllum tree located in the unconstructed road reserve which is earmarked for removal unless otherwise approved at the time of assessing the Landscape Plans;

b. The Landscape Plan is to detail protection measures to be installed for vegetation to be retained. Protection measures are to be in accordance with AS 4970-2009;

c. Further detail on the proposed refuse facility located in the unconstructed road reserve in terms of building material, finishes and screening. The refuse facility is to be of a high quality and be appropriately screened;

d. Landscaping and deep planting of cut and fill areas and other disturbed areas as a consequence of installing services and construction works external to site;

e. Undertaking deep planting of building setback areas and areas adjacent the driveway to soften the appearance of the driveway and provide visual relief of the building when viewed from foreshore and park areas;

f. Deep landscaping of the setback area adjacent Dwelling 3 & Dwelling 4 to screen the building piers overtime. Landscaping is also permitted within Lot 1 on RP724386 following the installation of the new stormwater pipe to create an effective buffer between the development and the existing buildings.

g. Detail ground preparation and removal of any unsuitable material. The soil must be well prepared (not compacted) and fertilized with organic fertilizers to encourage strong growth;

h. Reinstatement works external to the site as required by conditions of this approval;

i. Species to have regard to Council's Planning Scheme Policy SC6.7 Landscaping;

j. Inclusion of any other relevant conditions included in this Development Permit. A copy of this Development Approval must be given to the applicant's Landscape Architect/Designer.

The Landscape Plan must be endorsed by the Chief Executive Officer at the time of seeking a Development Permit for Operational Works. All landscaping works must be undertaken in accordance with the endorsed plan prior to the Commencement of Use and maintained at all times to the satisfaction of the Chief Executive Officer.

Refuse Bin Enclosure

28. Any required refuse bin enclosure or bin hardstand is to be documented on the operational works plans. The bins must not be placed in front of the existing units on the Esplanade and must be positioned to not detract from the appearance of the streetscape. Details of the refuse storage must be endorsed by the Chief Executive Officer prior to the issue of Development Permit for Operational Works.

Vehicle Parking

29. In addition to the onsite vehicle parking in each lot, a minimum of two (2) car parking spaces must be provided within the common access. The car parking must comply with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked and these attributes must be maintained for the life of the development.

Sediment and Erosion Control

30. All earthworks must be carried out in accordance with section CP1.13 and D5 of the FNQROC Development Manual. A copy of the contractors Erosion and Sediment Control Plan (ESCP) is to be submitted to Council prior to the issue of a Development Permit for Operational Work. Measures nominated in the ESCP must be implemented prior to commencement of any earthworks. The ESC Plan must address the Institution of Engineers' Australia Guidelines for Soil Erosion and Sediment Control and the Environment Protection (Water) Policy and Clauses CP1.06, CP1.13 and D5.10 of Council's FNQROC Development Manual.

Existing Services

31. Written confirmation of the location of existing services for the land must be provided. In any instance where existing services are contained within another lot, the following applies, either:

    a. Relocate the services to comply with this requirement; or
    b. Arrange registration of necessary easements over services located within another lot prior to Commencement of Use.

Electricity Supply

32. Written evidence from Ergon Energy advising if distribution substation/s are required within the development must be provided and accompanied by written confirmation from Ergon Energy. Details regarding electricity supply must be provided prior to the issue of a Development Permit for Operational Works.

Above Ground Transformer Cubicles / Electrical Sub-Stations

33. Any required above ground transformer cubicles and/or electrical sub-stations are to be positioned so that they do not detract from the appearance of the streetscape and must be clear of the road frontage and footpath areas. This will require cubicles / sub-stations to be setback from the street alignment behind suitable screening, or incorporated within the built form of the proposed building. Details of the electrical sub-station positioning must be endorsed by the Chief Executive Officer prior to the issue of Development Permit for Operational Work.

Electricity and Telecommunications

34. Written evidence of negotiations with the telecommunication authority must be submitted to Council stating that a telecommunications service will be provided to the development prior to approval and dating of the Survey Plan.

Street Lighting

35. The following arrangements for the installation of upgraded street lighting within the Esplanade Road Reserve must be provided prior to Commencement of the Use:

    a. Prior to the issue of a development permit for Operational Works a Rate 2 lighting scheme is to be prepared by an Ergon Energy approved consultant and submitted to the Chief Executive Officer for approval. The Rate 2 lighting scheme is to be designed in accordance with the relevant Road Lighting Standard AS/NZS 1158 and the FNQROC Development Manual. The applicable lighting category is to be determined for an Access Street per the Road Hierarchy Table D1.1 and the corresponding applicable Lighting Categories Table D8.1 as identified in the FNQROC Development Manual.
    The lighting scheme must show a <u>new</u> light pole supplied by underground power and located to identify the driveway entry point onto the Esplanade roadway and

parking areas. The new “flag light” is to be located to avoid conflicts with the existing stormwater pipes and inlet pits and other services and the proposed refuse facility.

The existing light pole north east from the driveway connection point and the overhead power supply are to be decommissioned and removed.

The design must provide the applicable illumination level specified in the Road Lighting Standard AS/NZS 1158 at the driveway entry/exit point assessed as an “intersection”.

b. Prior to the Commencement of the Use provide evidence that the relevant capital contribution required by Ergon Energy has been paid must be submitted, to ensure that the street lighting will be constructed.

Construction Signage

36. Prior to the commencement of any construction works associated with the development, a sign detailing the project team must be placed on the road frontage of the site and must be in a prominent position. The sign must detail the relevant project coordinator for the works being undertaken on the site, and must list the following parties (where relevant) including telephone contacts:

a. Developer;

b Project Coordinator;

c. Architect / Building Designer;

d. Builder;

e. Civil Engineer;

f. Civil Contractor;

g. Landscape Architect

Easements

37. Create an access and services easement as detailed on the approved plans. A copy of the easement documents must be submitted to Council for the approval of Council's solicitors at no cost to Council. The approved easement documents must be submitted at the same time as seeking approval and dating of the Plan of Survey and must be lodged and registered with the Department of Resources in conjunction with the Plan of Survey.

38. Create a support easement over that area of the land comprising the stabilised cut batter adjacent the Murphy Street Road Reserve to reflect the reliance of the road reserve on land contained within the site. A copy of the easement documents must be submitted to Council for the approval of Council's solicitors at no cost to Council. The approved easement documents must be submitted at the same time as seeking approval and dating of the Plan of Survey and must be lodged and registered with the Department of Resources in conjunction with the Plan of Survey.

Advices

1. This approval, granted under the provisions of the Planning Act 2016, shall lapse six (6) years from the day the approval takes effect in accordance with sections 85(1)(b) and 71

of the Planning Act 2016.

2. The Douglas Shire Council area is subject to water restrictions during dry season months that may limit and/or restrict the use of Council water for landscaped areas. Council recommends water harvesting and water saving devices to be included to cater for the dry season periods.

3. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.

4. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. In particular, the use of the adjacent sidewalk area is subject to a Local Law approval for outdoor dining. The use of the sidewalk area for outdoor dining is subject to a Local Laws approval.

5. A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Infrastructure Charges Notice, a copy of which is attached for reference purposes only. The original Infrastructure Charges Notice will be provided under cover of a separate letter.

   The amount in the Infrastructure Charges Notice has been calculated according to Council's Adopted Infrastructure Charges Resolution.

   Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The Planning Act 2016 confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately.

   The amount in the Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact the Planning Team at Council for review of the charge amount prior to payment.

   The time when payment is due is contained in the Infrastructure Charges Notice.

6. For information relating to the *Planning Act 2016* log on to www.dsdip.qld.gov.au. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies, log on to www.douglas.qld.gov.au.

Further Development Permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- All Building Work
- All Operational Work

All Plumbing and Drainage Work must only be carried in compliance with the Queensland *Plumbing and Drainage Act 2018*.

Concurrence Agency Response

Not Applicable

Currency Period for the Approval

This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*.

Rights to make Representations & Rights of Appeal

The rights of applicants to make representations and rights to appeal to a Tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016.*

A copy of the relevant appeal provisions are attached.

Approved Drawing(s) and/or Document(s)

REVISED DA DRAWINGS

DRG No.	DRAWING NAME	REV ID	ISSUE DATE	STATUS
DA-01	COVER	DD_E	19/5/23, 9:51 pm	
DA-02	SITE PLAN	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-03	GROUND FLOOR LEVEL	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-04	FIRST FLOOR LEVEL	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-05	SECOND FLOOR LEVEL	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-06	THIRD FLOOR LEVEL	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-07	ROOF LEVEL	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-08	SECTION 01	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-09	SECTION 02	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-10	SECTION 03	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-11	SECTION 04	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-12	SECTION 05	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-13	SECTION 06	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-14	SECTION L1	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-15	SECTION L2	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-16	ELEVATIONS	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-17	ELEVATIONS	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-18	ELEVATIONS	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-19	AREAS ANALYSIS	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-20	FINISHES VISUALISATIONS	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-21	FINISHES VISUALISATIONS	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-22	PARK PERSPECTIVE	DD_E	19/5/23, 9:51 pm	DA REVISED SET
DA-23	CAR PARK PERSPECTIVE	DD_E	19/5/23, 9:51 pm	DA REVISED SET

SITE PLAN - STAGE 2

SCALE1:200

IMPORTANT NOTES

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DA REVISED SET

RevID	CNID	CHANGE DESCRIPTION	DATE
DA_B			20/12/22
DA_C			30/3/23
DA_D			11/4/23
DD_E			19/5/23

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PROJECT: GURNER01 - GURNER RESIDENCE
69-73 MURPHY STREET PORT DOUGLAS
Lot 2 on RP724386

CLIENT: Gurner TM Nominees Pty Ltd

TITLE: **SET - SITE PLAN**

SCALE	DRAWN	CHECKED
1:200	JR; KS	G.H.

SHEET SIZE	DRAWING STATUS
A1	DA REVISED SET

CLIENT SIGN OFF	SIGNATURE	DATE
BUILDER SIGN OFF	SIGNATURE	DATE

PROJECT NO.: GUR_PD1

DATE: 19/5/23

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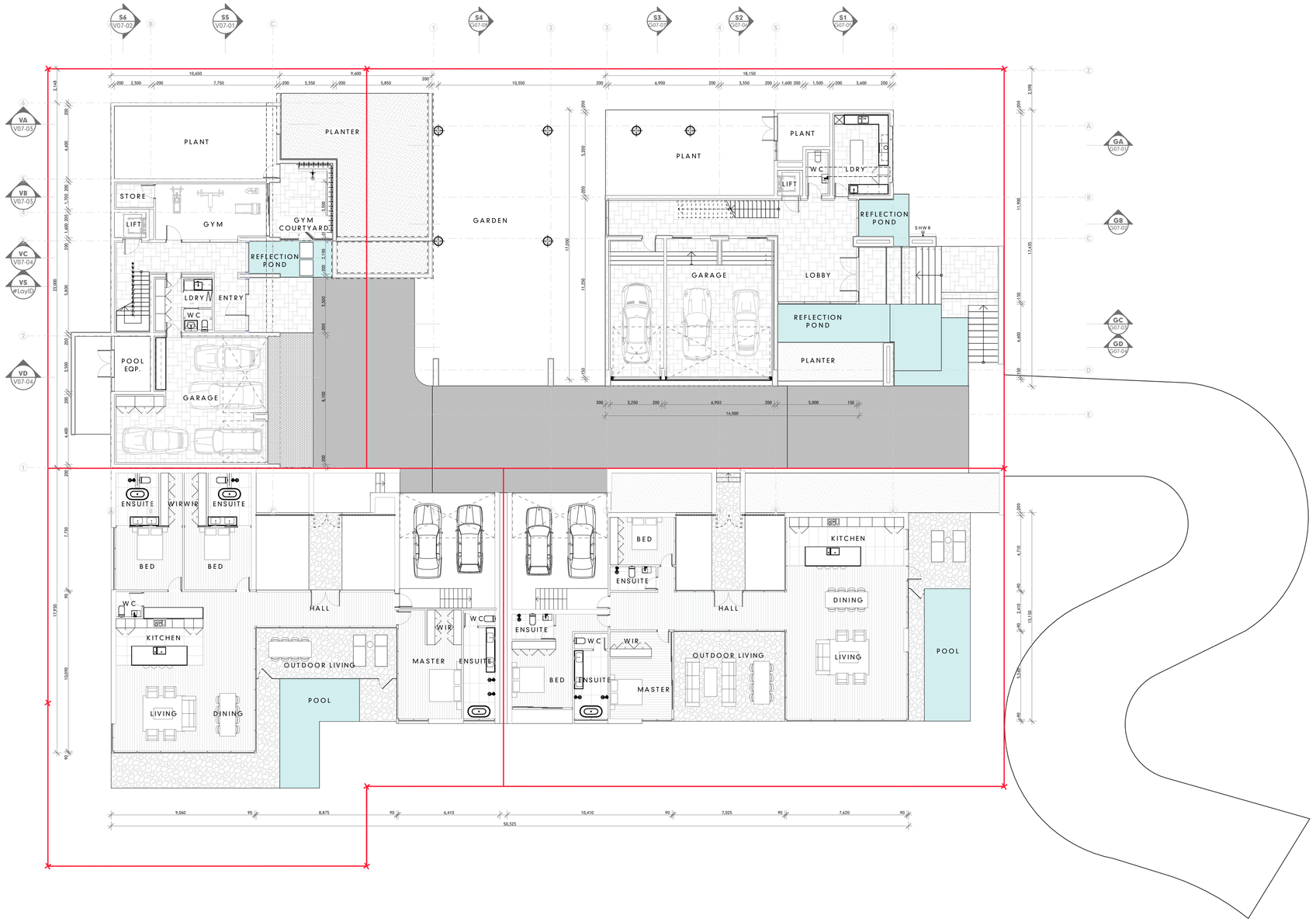

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PROJECT NO. GUR_PD1
DATE 19/5/23

PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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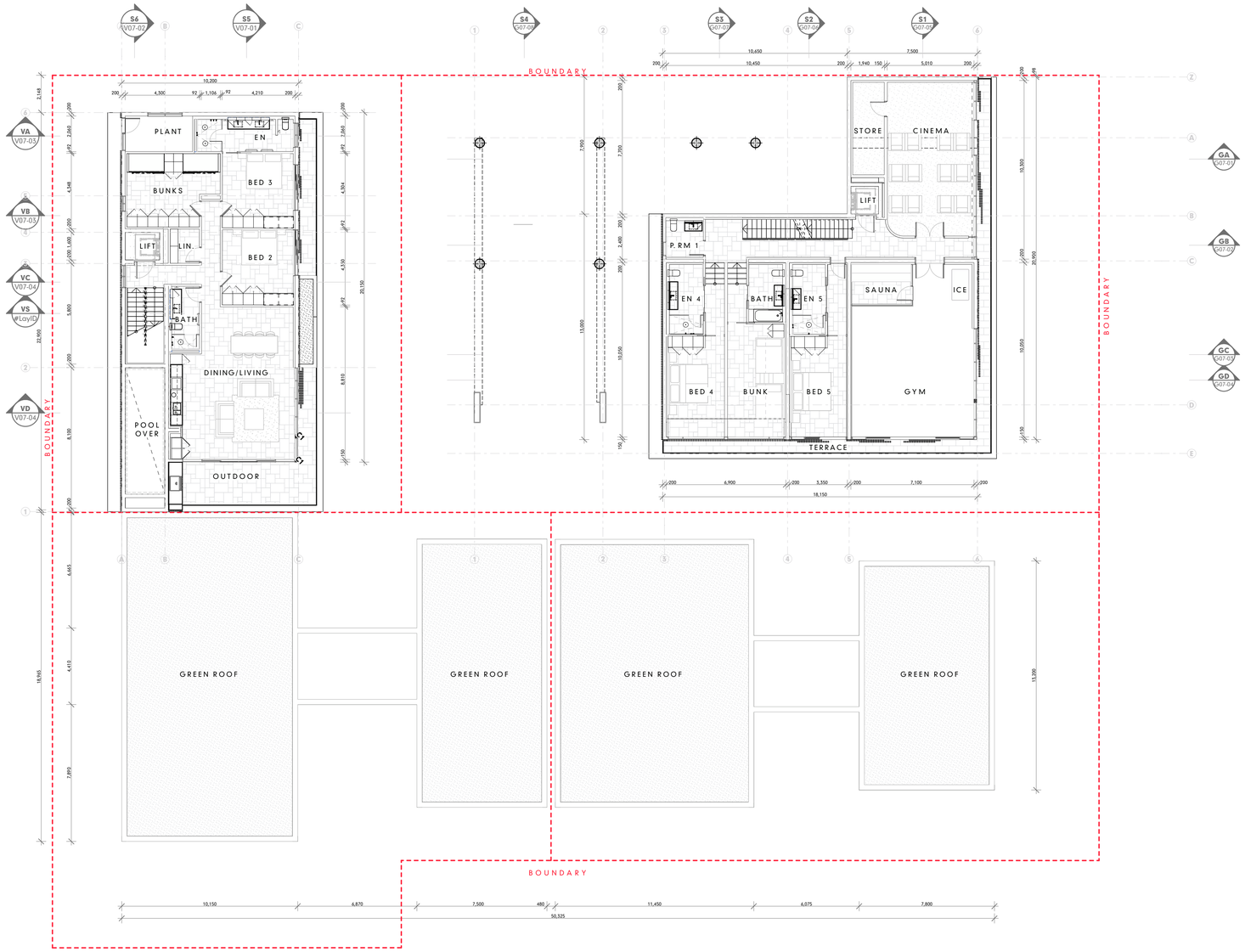

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FIRST FLOOR LEVEL

PROJECT NO. GUR_PD1

DATE 19/5/23

PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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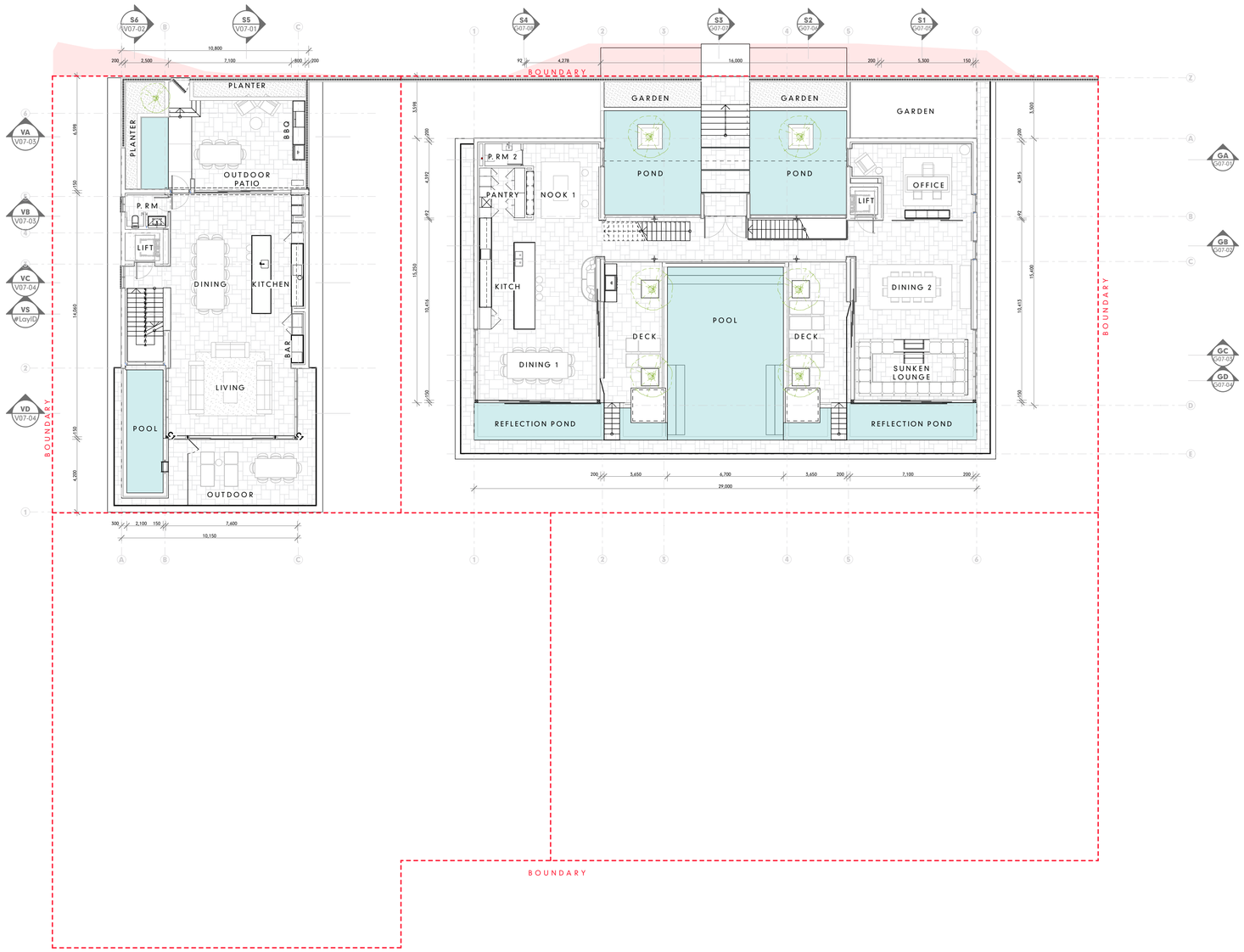

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SECOND FLOOR LEVEL

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BUILDER SIGN OFF		

PROJECT NO. GUR_PD1

DATE 19/5/23

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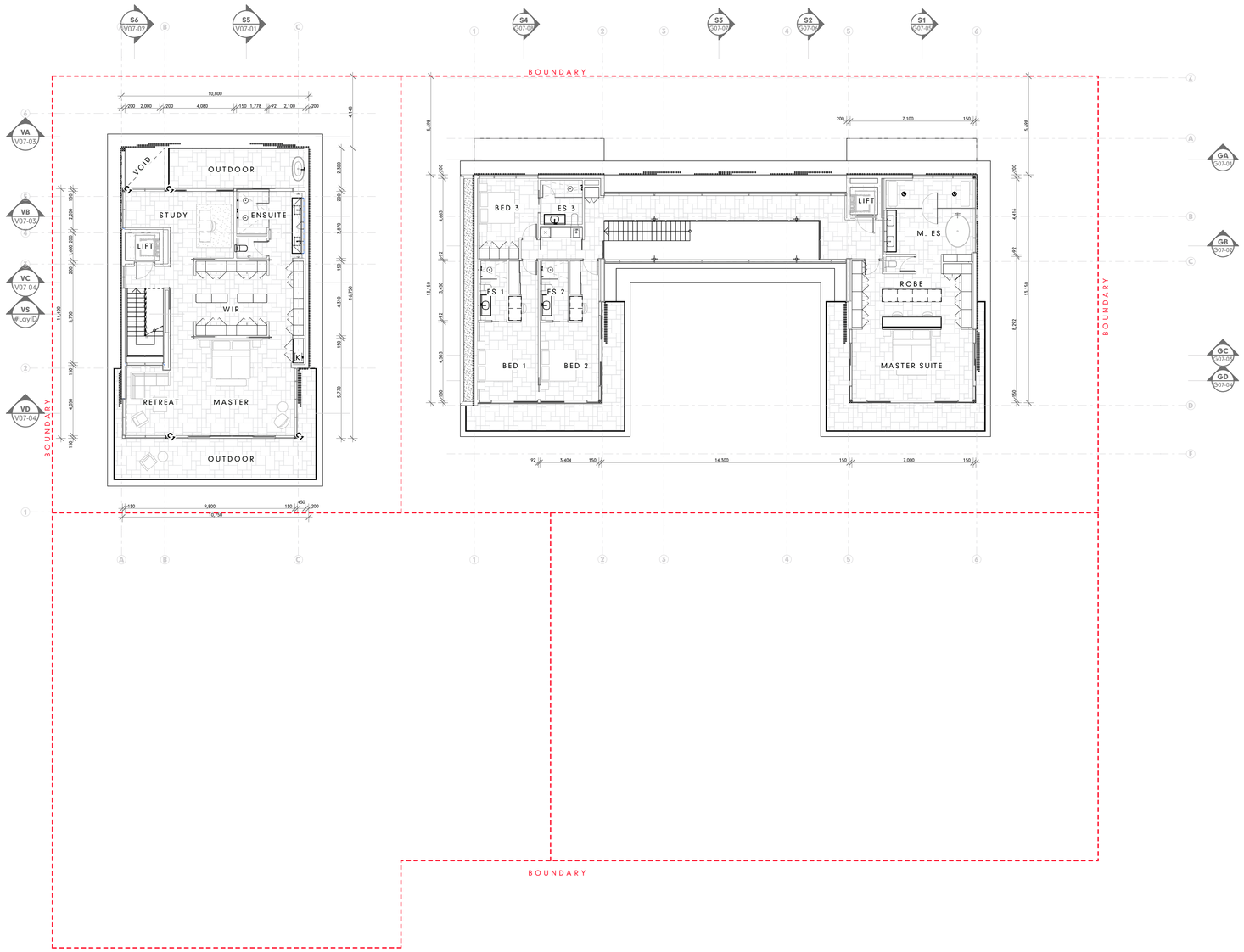

GA_LEVEL 03

SCALE1:150

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SCALE	DRAWN	CHECKED
1:150	JR; KS	G.H.

SHEET SIZE	DRAWING STATUS
A1	DA REVISED SET

TITLE
SET -

THIRD FLOOR LEVEL

	SIGNATURE	DATE
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BUILDER SIGN OFF		

PROJECT NO. GUR_PD1

DATE 19/5/23

PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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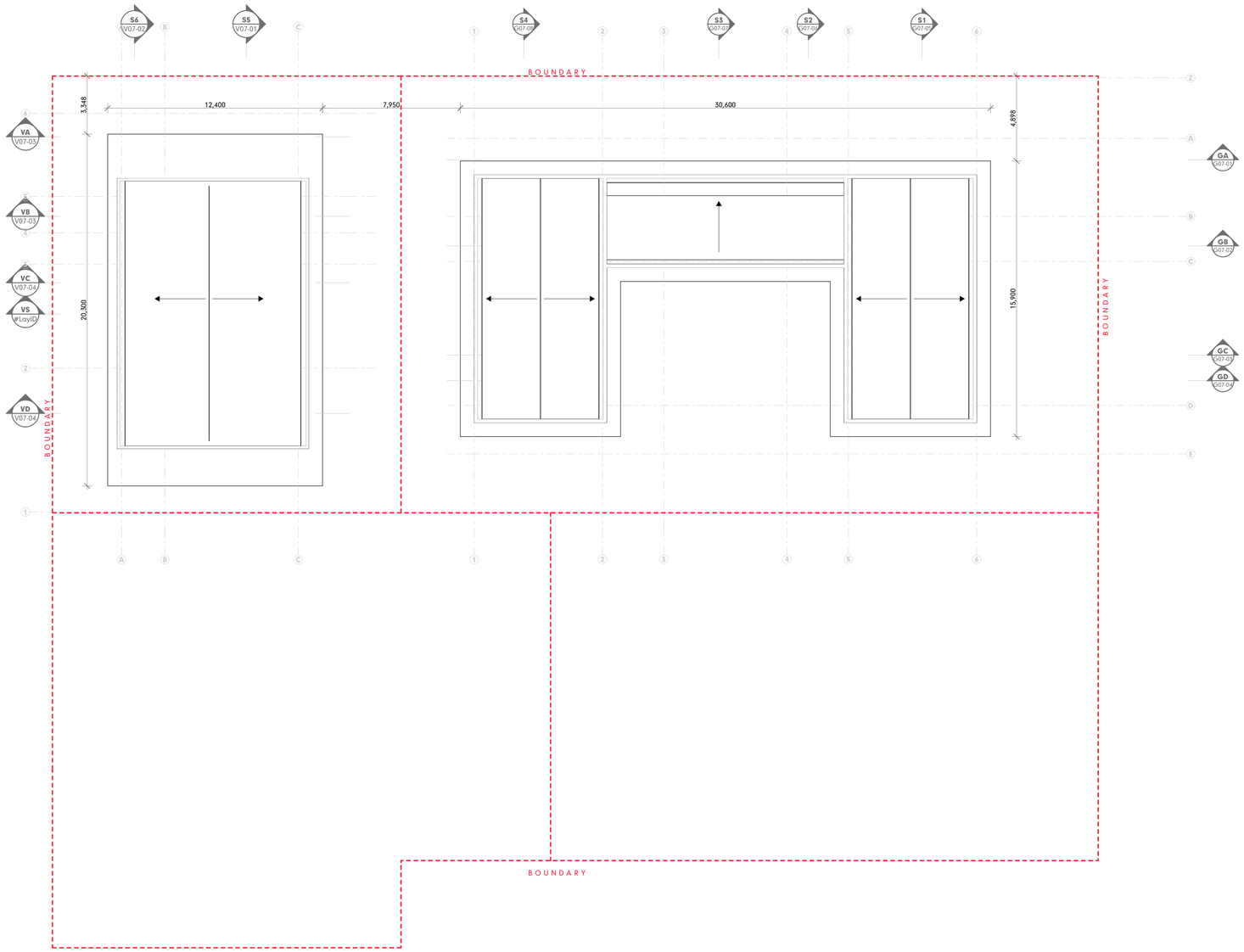

ROOF

SCALE1:150

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1:150	JR; KS	G.H.

SHEET SIZE	DRAWING STATUS
A1	DA REVISED SET

TITLE
SET -

ROOF LEVEL

	SIGNATURE	DATE
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BUILDER SIGN OFF		

PROJECT NO.
GUR_PD1

DATE
19/5/23

PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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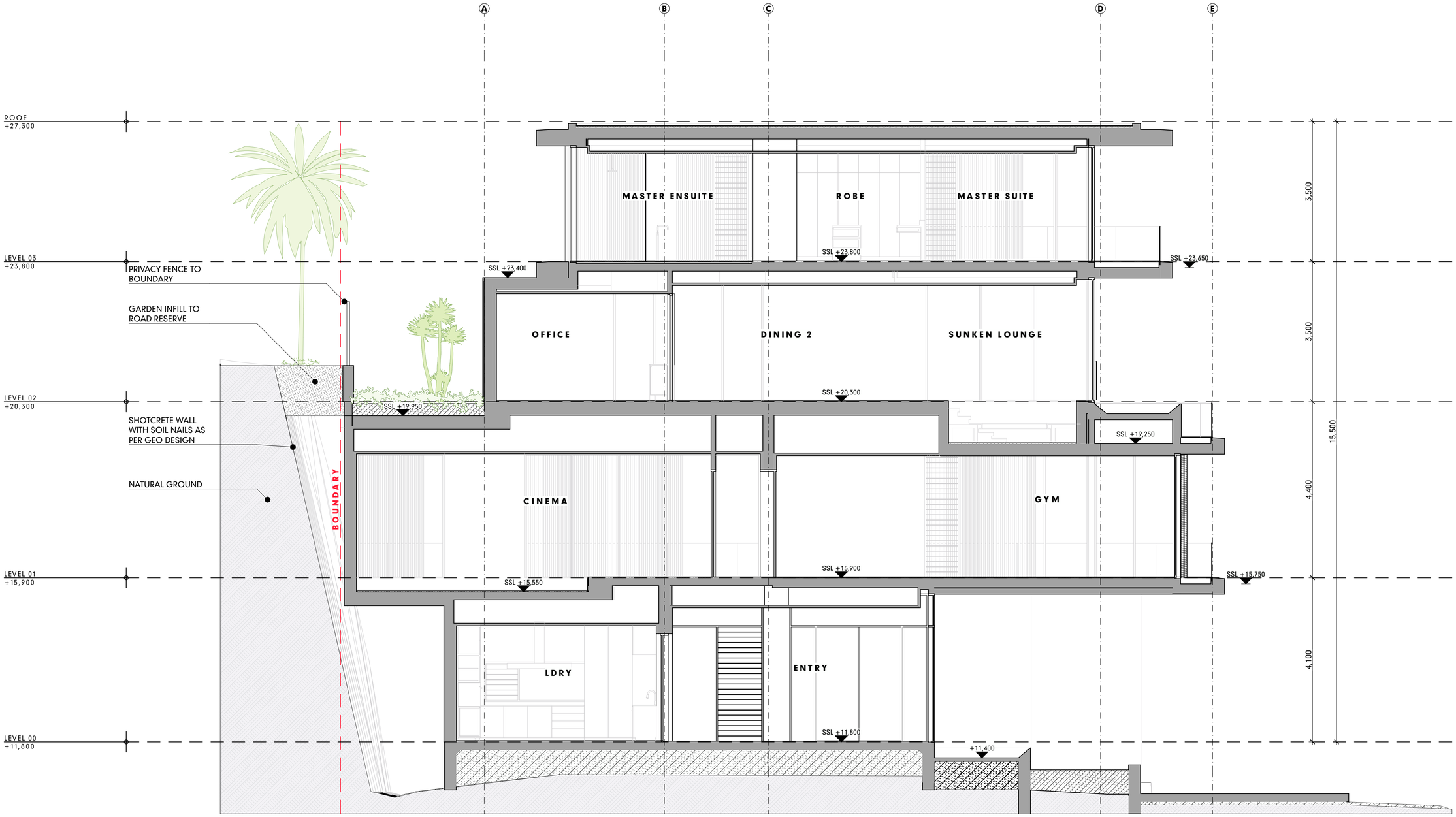
PF-01	WALL FINISH LABEL
TLF-01	FLOOR FINISH LABEL
RD-01	TEXTURED RENDER FINISH
R-RCK	STONE FINISH
TB-01	TIMBER BATTEN SCREENS



SECTION 1

SCALE1:50

S1

DA-03

IMPORTANT NOTES

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SHEET SIZE: A1 | DRAWING STATUS: DA REVISED SET

TITLE: SET - SECTION 01

CLIENT SIGN OFF | SIGNATURE | DATE

BUILDER SIGN OFF | SIGNATURE | DATE

PROJECT NO.: GUR_PD1 | DATE: 19/5/23

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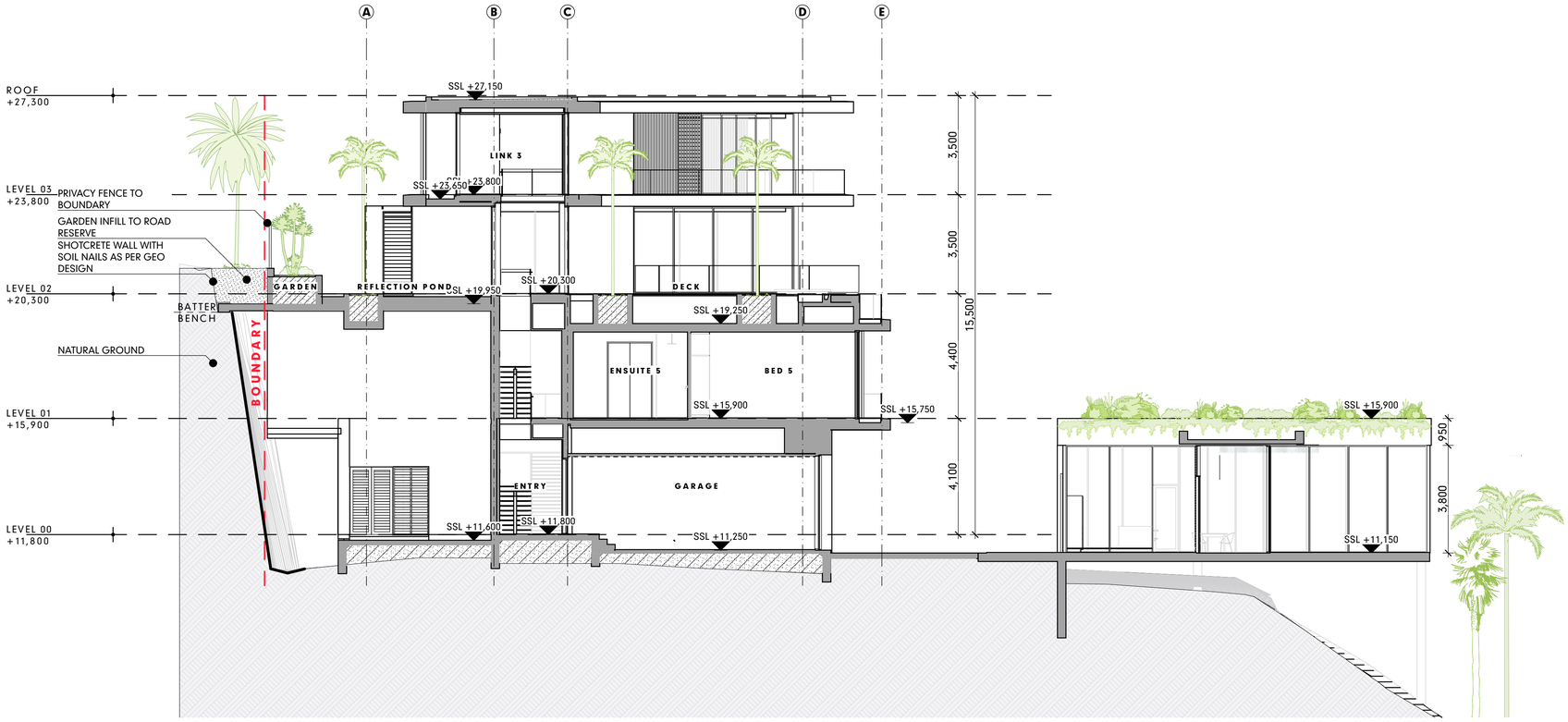
PD1	HDA		00	DR	A	DA-08	DD	DD_E

LEGEND FINISHES	
PF-01	WALL FINISH LABEL
TLF-01	FLOOR FINISH LABEL
RD-01	TEXTURED RENDER FINISH
R-RCK	STONE FINISH
TB-01	TIMBER BATTEN SCREENS



SECTION 2

SCALE1:100

S2

DA-03

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SCALE	DRAWN	CHECKED
1:100	JR; KS	G.H.

SHEET SIZE	DRAWING STATUS
A1	DA REVISED SET

TITLE
SET -
SECTION 02

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BUILDER SIGN OFF		

PROJECT NO. GUR_PD1

DATE 19/5/23

PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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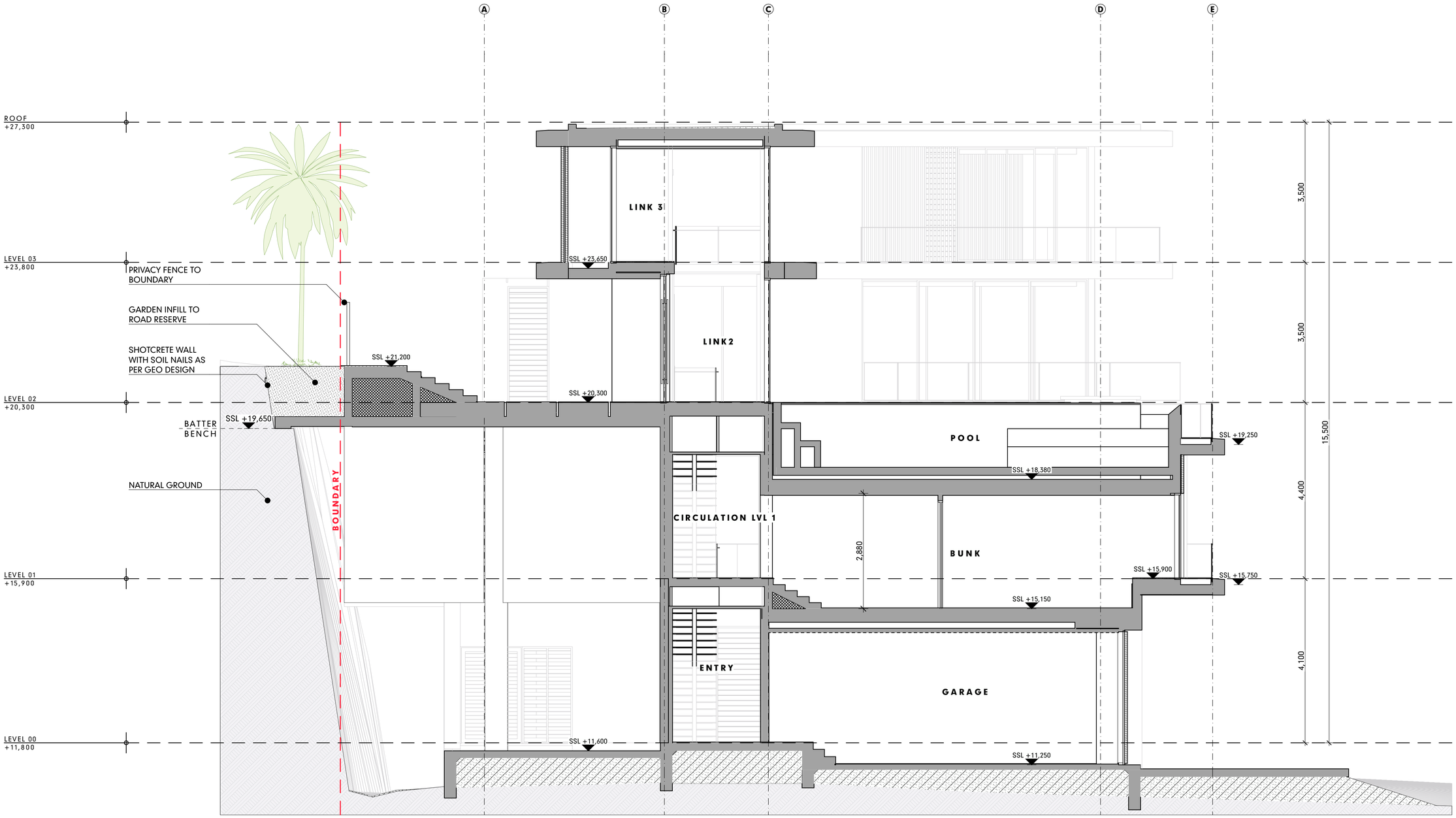
LEGEND FINISHES	
PF-01	WALL FINISH LABEL
TLF-01	FLOOR FINISH LABEL
RD-01	TEXTURED RENDER FINISH
R-RCK	STONE FINISH
TB-01	TIMBER BATTEN SCREENS



SECTION 3

SCALE1:50

S3

DA-03

IMPORTANT NOTES

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SHEET SIZE: A1	DRAWING STATUS: DA REVISED SET		
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PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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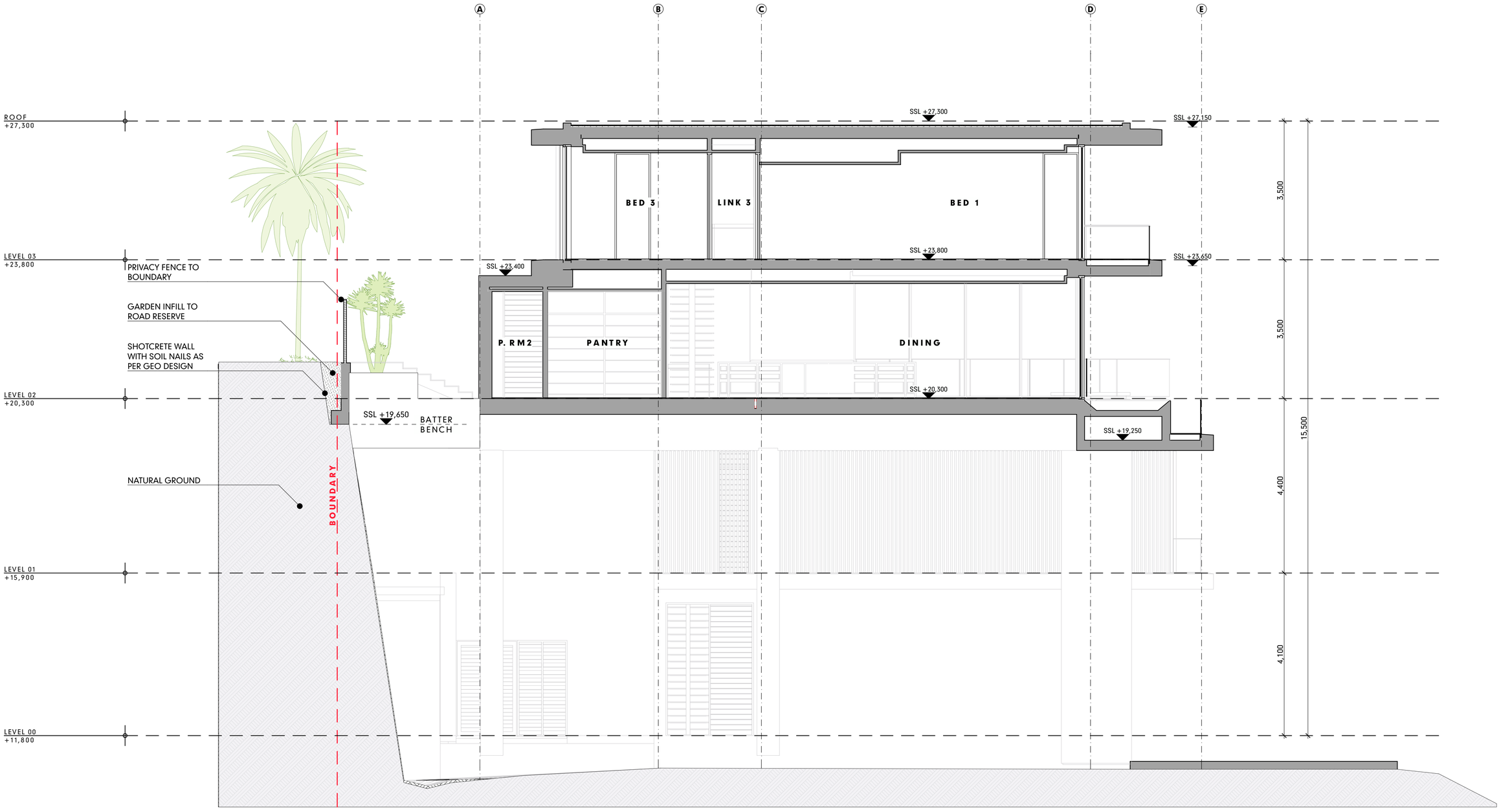
LEGEND FINISHES	
PF-01	WALL FINISH LABEL
TLF-01	FLOOR FINISH LABEL
RD-01	TEXTURED RENDER FINISH
R-RCK	STONE FINISH
TB-01	TIMBER BATTEN SCREENS



SECTION 4

SCALE1:50

S4

DA-03

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1:50	JR; KS	G.H.

SHEET SIZE	DRAWING STATUS
A1	DA REVISED SET

TITLE
SET -
SECTION 04

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PROJECT NO. GUR_PD1

DATE 19/5/23

PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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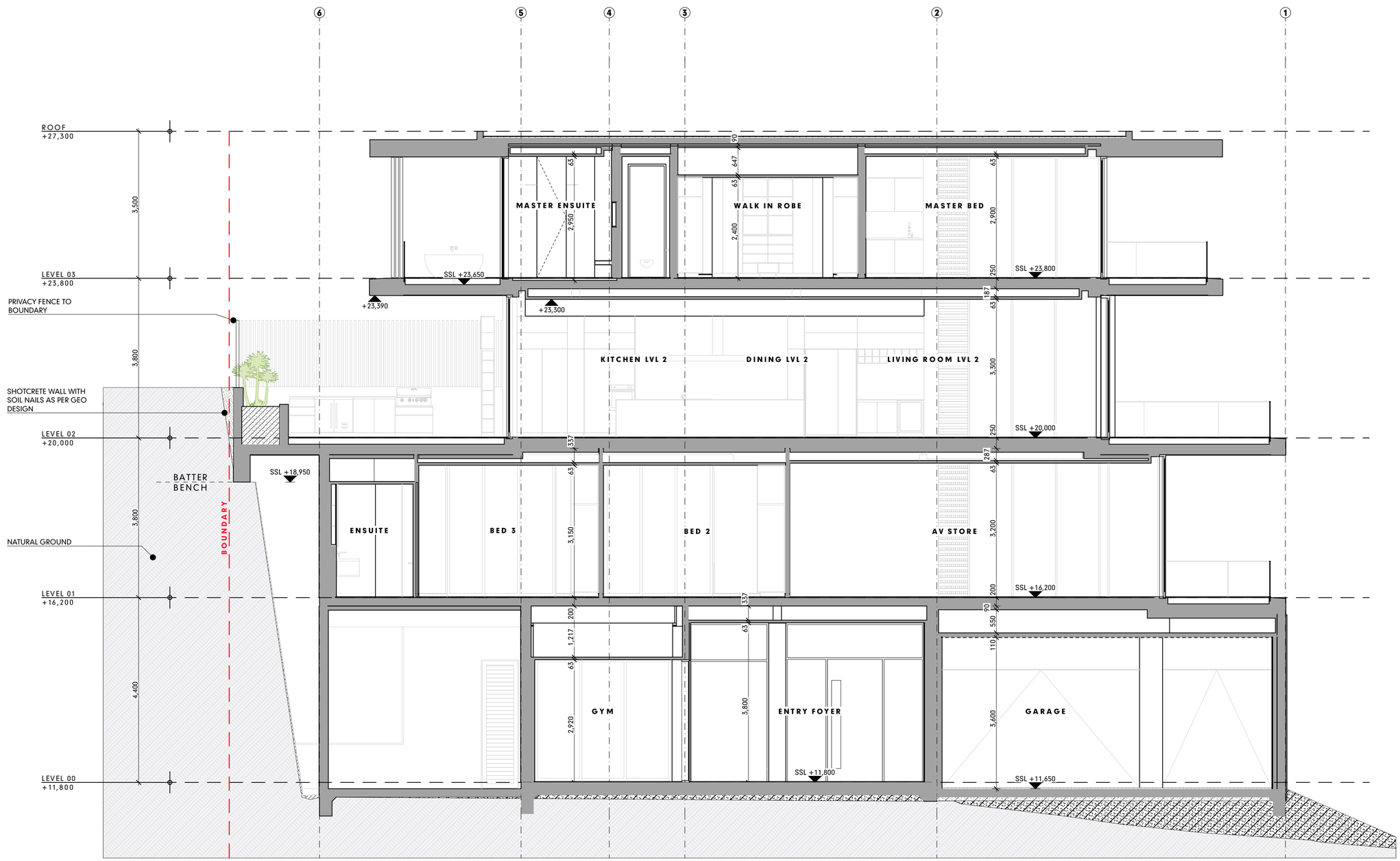
PF-01	WALL FINISH LABEL
TLF-01	FLOOR FINISH LABEL
RD-01	TEXTURED RENDER FINISH
R-RCK	STONE FINISH
TB-01	TIMBER BATTEN SCREENS



SECTION 5

SCALE1:50

S5

DA-03

IMPORTANT NOTES

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1:50	JR; KS	G.H.

SHEET SIZE	DRAWING STATUS
A1	DA REVISED SET

TITLE: SET - SECTION 05

CLIENT SIGN OFF	SIGNATURE	DATE
BUILDER SIGN OFF	SIGNATURE	DATE

PROJECT NO.: GUR_PD1

DATE: 19/5/23

PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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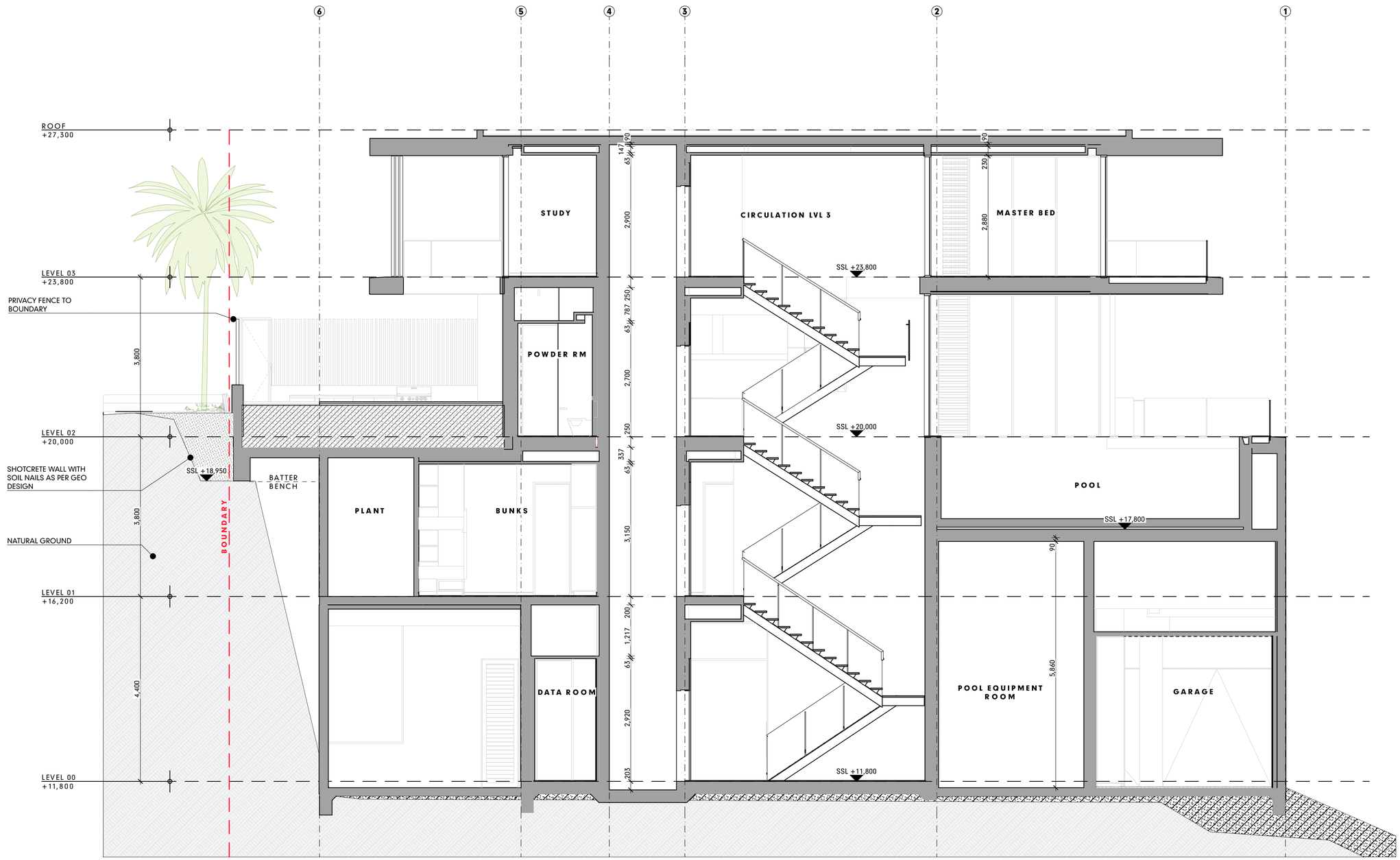
PF-01	WALL FINISH LABEL
TLF-01	FLOOR FINISH LABEL
RD-01	TEXTURED RENDER FINISH
R-RCK	STONE FINISH
TB-01	TIMBER BATTEN SCREENS



SECTION 6

SCALE1:50

S6

DA-03

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SCALE	DRAWN	CHECKED
1:50	JR; KS	G.H.
SHEET SIZE: A1	DRAWING STATUS: DA REVISED SET	

TITLE: **SET -**

SECTION 06

PROJECT NO.: GUR_PD1

DATE: 19/5/23

PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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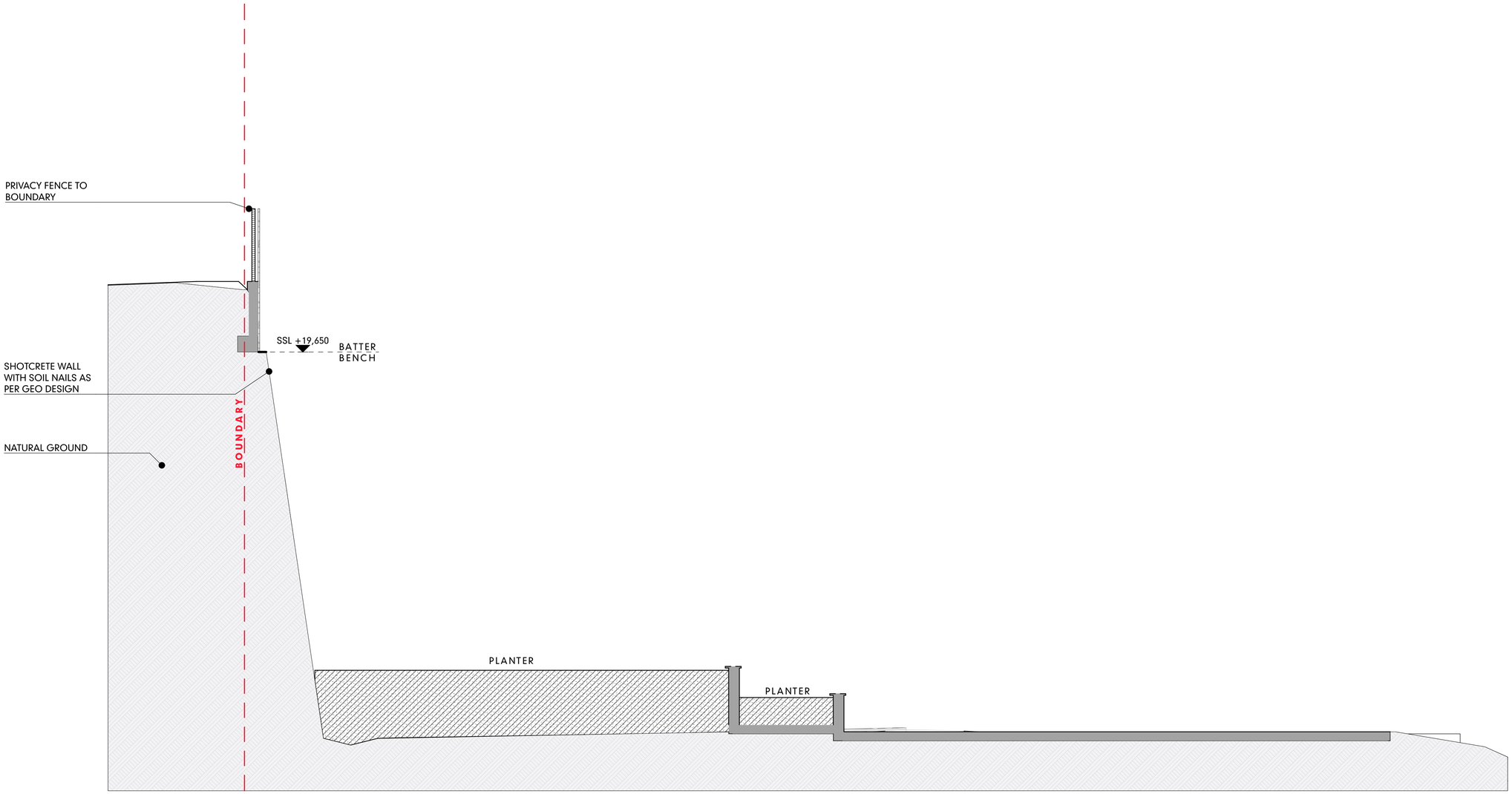
LEGEND FINISHES	
PF-01	WALL FINISH LABEL
TLF-01	FLOOR FINISH LABEL
RD-01	TEXTURED RENDER FINISH
R-RCK	STONE FINISH
TB-01	TIMBER BATTEN SCREENS



SECTION L1

SCALE1:50

L1

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A1	DA REVISED SET

TITLE
SET -
SECTION L1

	SIGNATURE	DATE
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PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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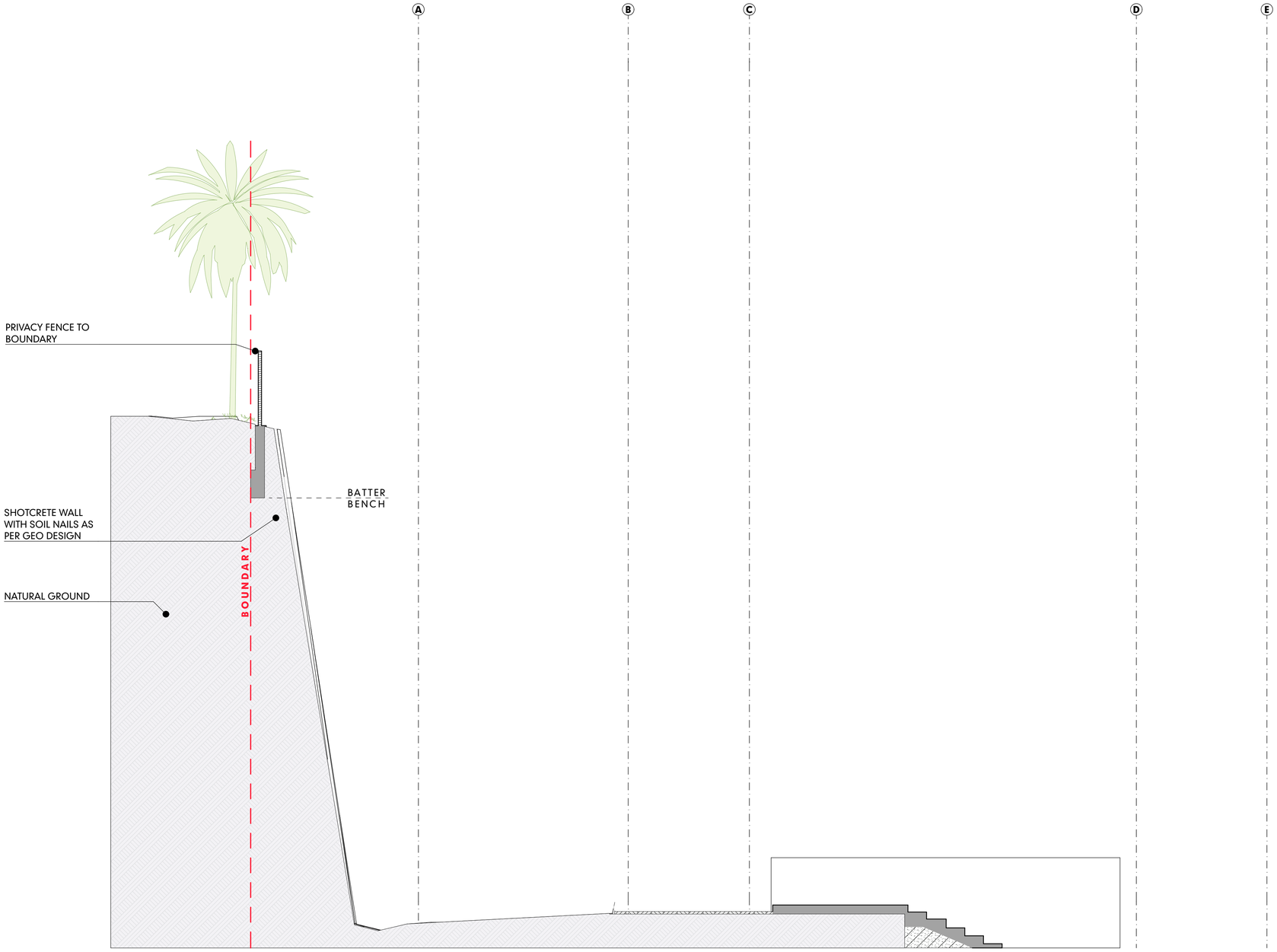
PF-01	WALL FINISH LABEL
TLF-01	FLOOR FINISH LABEL
RD-01	TEXTURED RENDER FINISH
R-RCK	STONE FINISH
TB-01	TIMBER BATTEN SCREENS



SECTION L2

SCALE1:50

L2

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SCALE	DRAWN	CHECKED
1:50	JR; KS	G.H.

SHEET SIZE	DRAWING STATUS
A1	DA REVISED SET

TITLE
SET -
SECTION L2

	SIGNATURE	DATE
CLIENT SIGN OFF		
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PROJECT NO. GUR_PD1

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PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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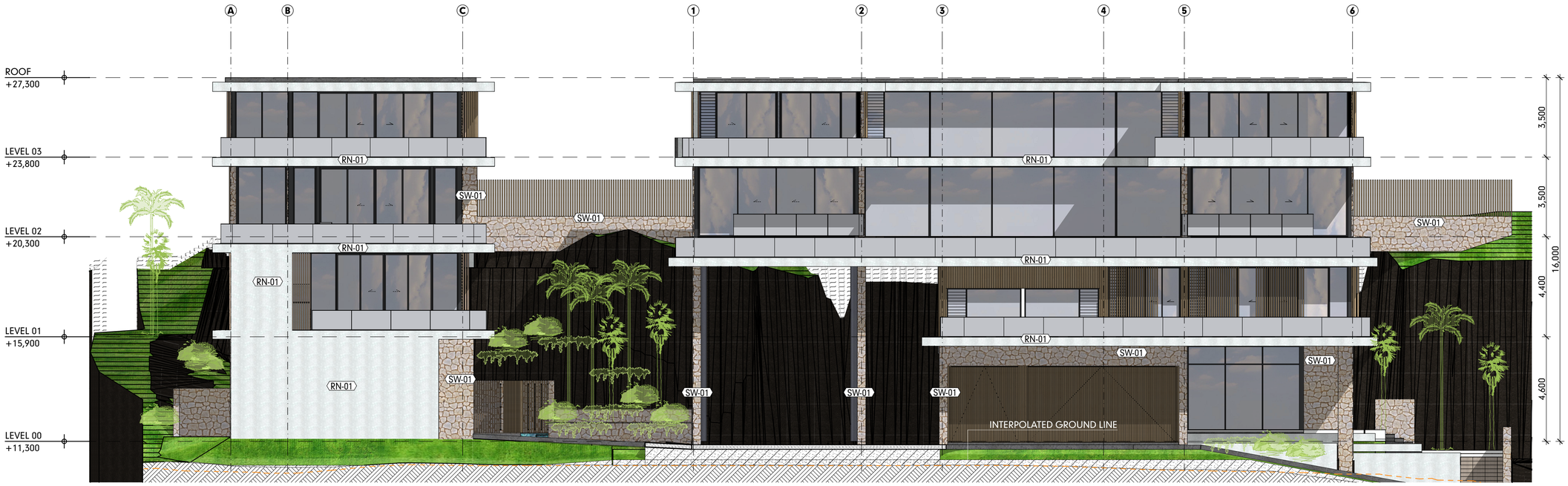

SOUTH ELEVATION (DWELLING 1 & 2)

SCALE1:100

DA-E5

LEGEND FINISHES	
PF-01	WALL FINISH LABEL
TLF-01	FLOOR FINISH LABEL
RD-01	TEXTURED RENDER FINISH
R-RCK	STONE FINISH
TB-01	TIMBER BATTEN SCREENS

SOUTH ELEVATION (DWELLING 3 & 4)

SCALE1:100

DA-E7

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1:100	JR; KS	G.H.

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PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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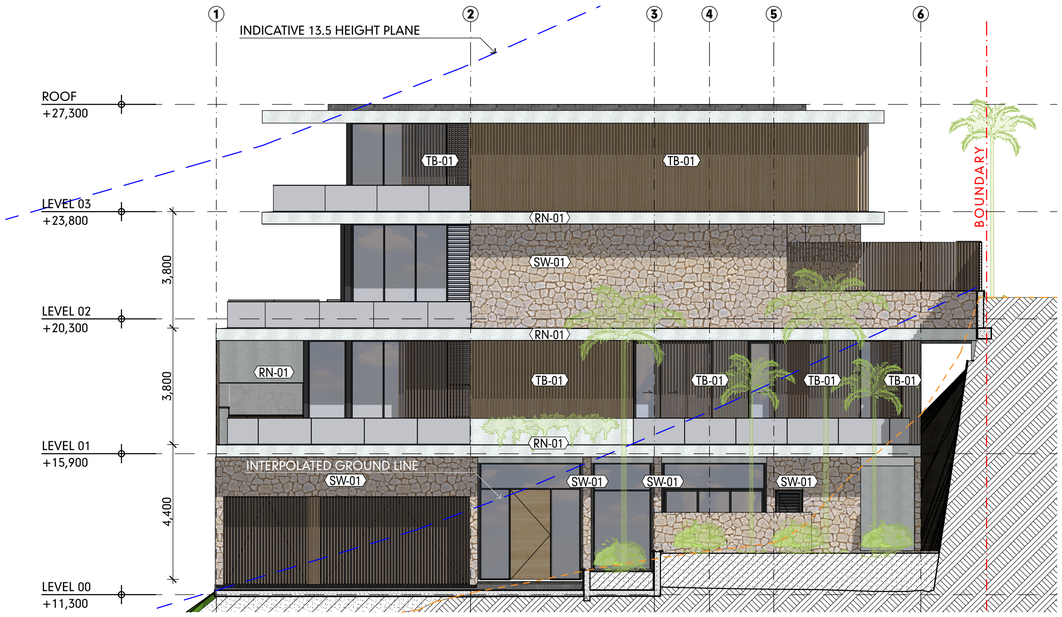
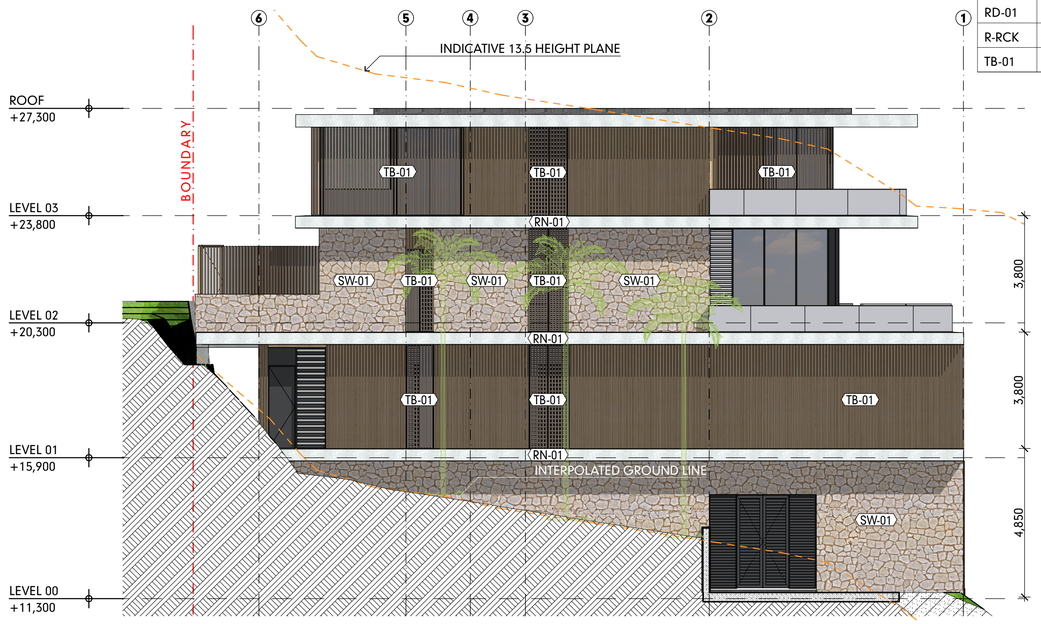
PF-01	WALL FINISH LABEL
TLF-01	FLOOR FINISH LABEL
RD-01	TEXTURED RENDER FINISH
R-RCK	STONE FINISH
TB-01	TIMBER BATTEN SCREENS



EAST ELEVATION DWELLING 2

SCALE1:100

DA-E1



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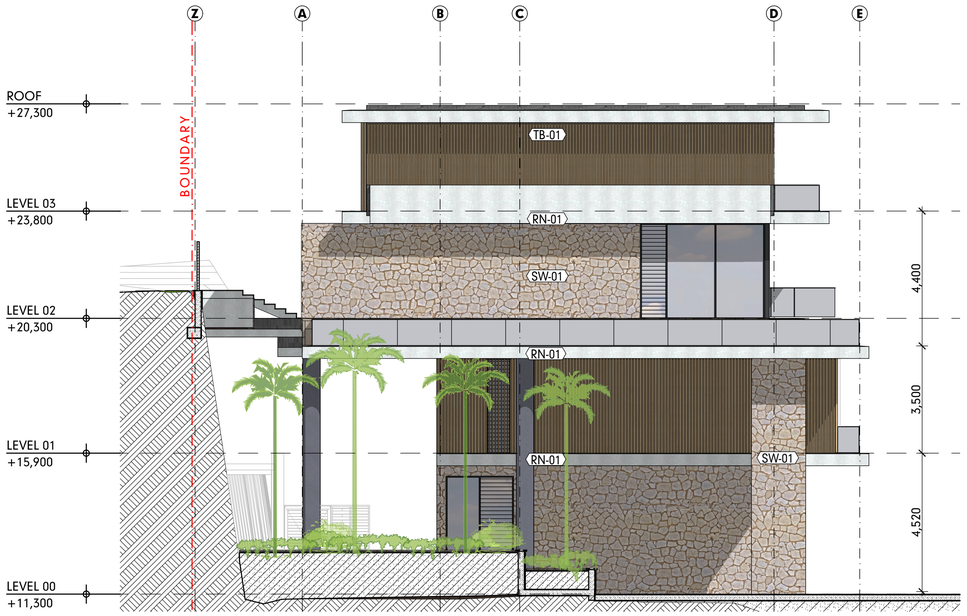
SCALE1:100

DA-E2



WEST ELEVATION DWELLING 1

SCALE1:100

DA-E3

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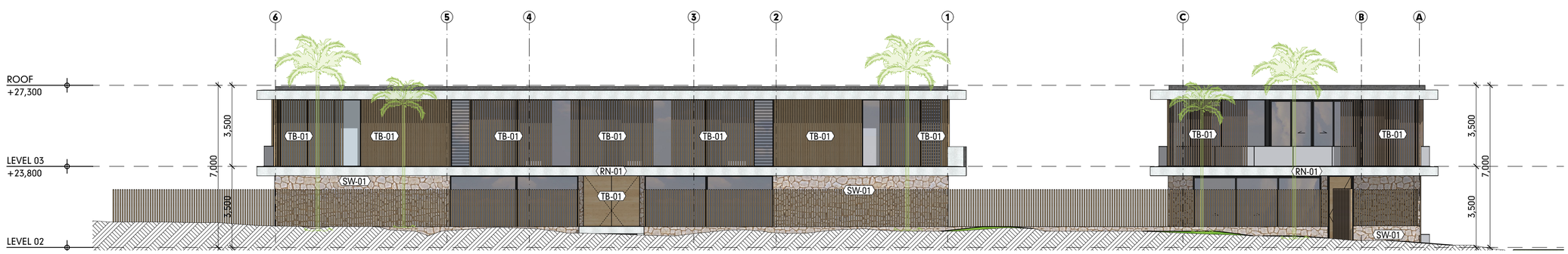
LEGEND FINISHES	
PF-01	WALL FINISH LABEL
TLF-01	FLOOR FINISH LABEL
RD-01	TEXTURED RENDER FINISH
R-RCK	STONE FINISH
TB-01	TIMBER BATTEN SCREENS

EAST ELEVATION DWELLING 1 & 3

SCALE1:100

DA-E4



NORTH ELEVATION (DWELLING 1 & 2)

SCALE1:100

DA-E6

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A1	DA REVISED SET

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ELEVATIONS

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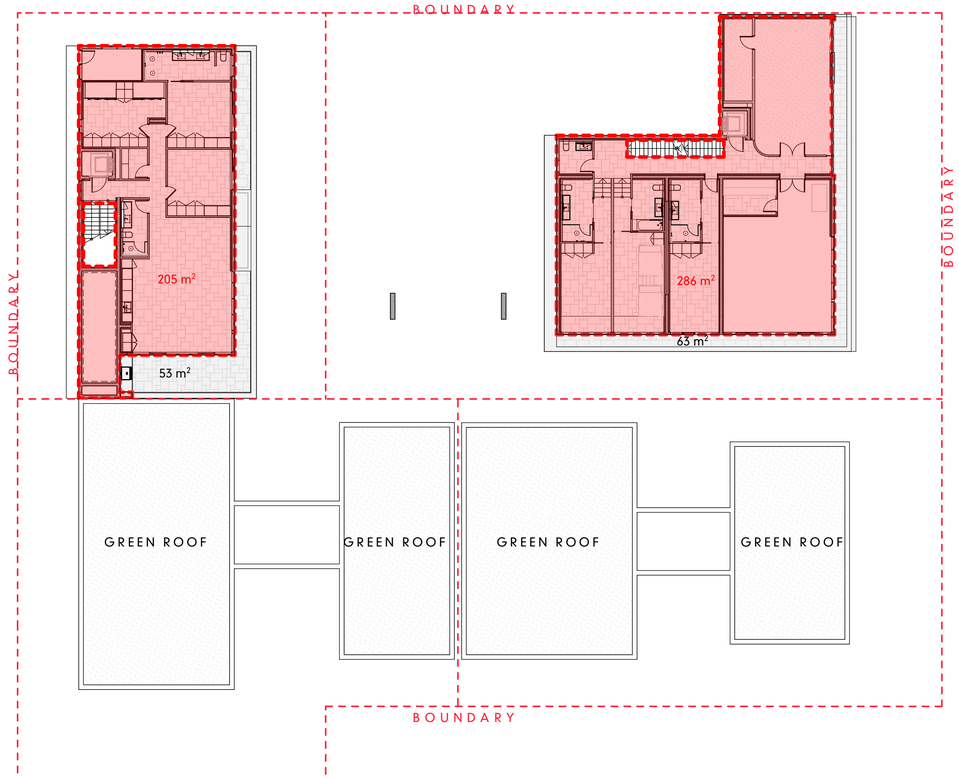
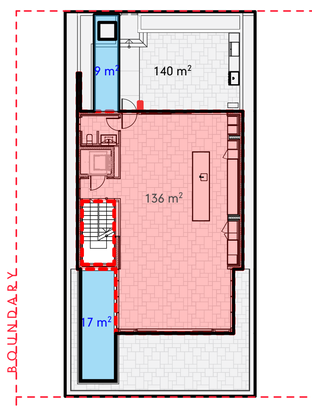


LEVEL 01
SCALE1:200

GROSS FLOOR AREA	
	AREA
DWELLING 1	976 m²
DWELLING 2	662 m²
DWELLING 3	282 m²
DWELLING 4	266 m²
TOTAL	**2015 m²**

SITE AREA	2833 m²
COVERED AREA	1275 m²
SITE COVER (AT ROOF LEVEL)	**45%**



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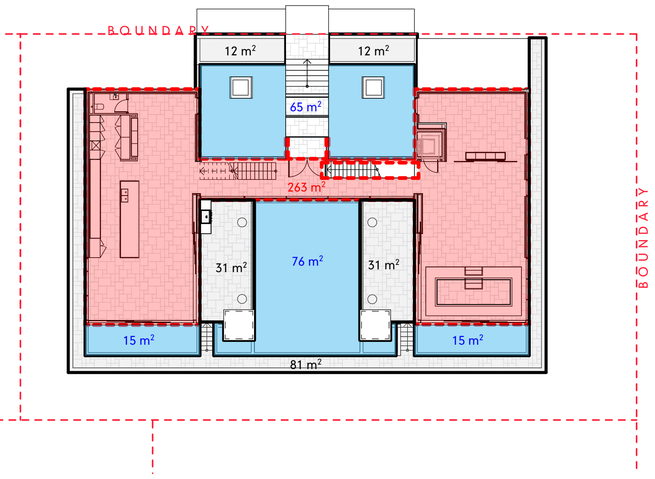

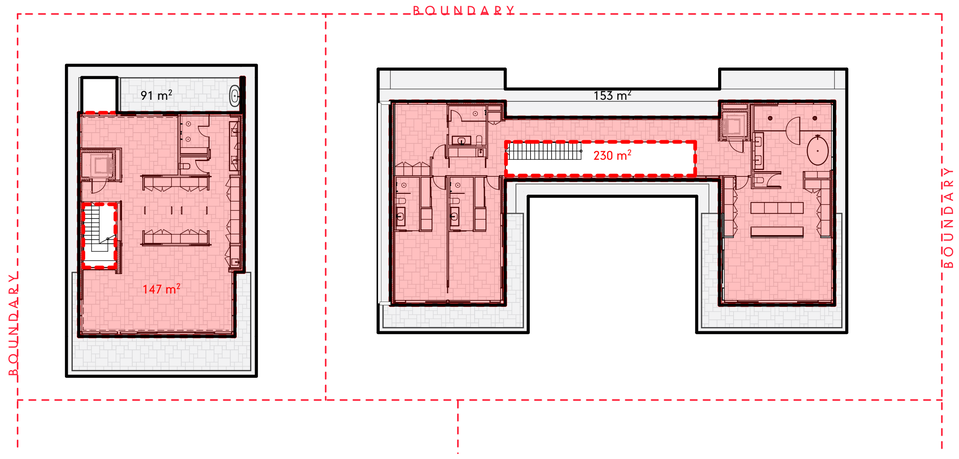

LEVEL 03
SCALE1:200

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1:1.69, 1:2.10, 1:3.71	R.KS	G.H.

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PROJECT NO. GUR_PD1

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PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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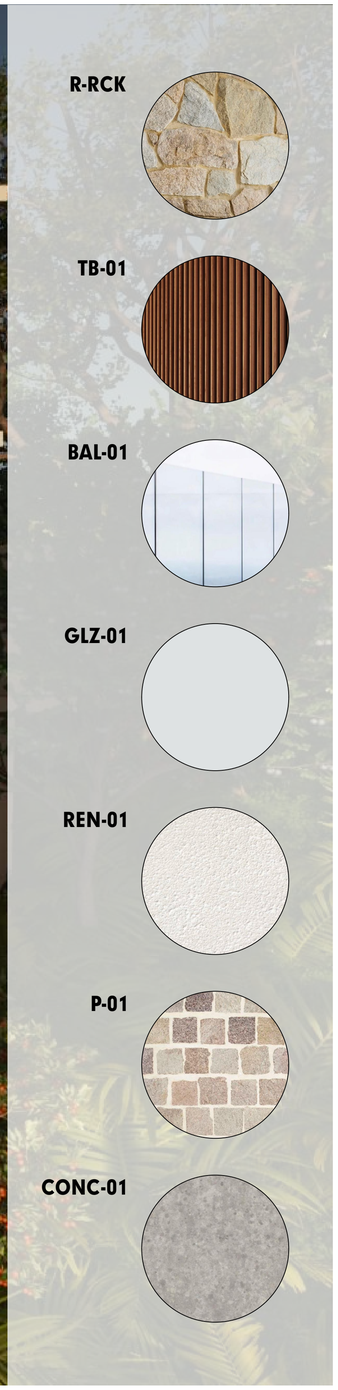

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1:0.85, 1:2.10, 1:3.1	R.IKS	G.H.

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PD1	HDA		00	DR	A	DA-21	DD	DD_E

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PARK PERSPECTIVE

PROJECT NO.	DATE
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TITLE
SET -

CAR PARK PERSPECTIVE

CLIENT SIGN OFF	SIGNATURE	DATE
BUILDER SIGN OFF	SIGNATURE	DATE

PROJECT NO. GUR_PD1 | DATE 19/5/23

PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
PD1	HDA		00	DR	A	DA-23	DD	DD_E

DATE PLOTTED: 23 February 2023 2:06 PM BY: MTICK

APPLIN —— CONSULTING

AND

PROGRESSION
DESIGN & DEVELOPMENT

GURNER TM NOMINEES PTY. LTD.

CIVIL WORKS PACKAGE

DRAWING SCHEDULE	
DRAWING NUMBER	DESCRIPTION
22031-C001	COVER PAGE & LOCALITY PLAN
22031-C002	PROJECT NOTES
22031-C003	DEMOLITION & VEGETATION CLEARING EXTENTS PLAN
22031-C004	GENERAL ARRANGEMENT PLAN
22031-C005	BULK EARTHWORKS PLAN
22031-C006	SITE SECTIONS
22031-C007	DRIVEWAY & DRAINAGE PLAN
22031-C008	DRIVEWAY SECTIONS & DETAILS
22031-C009	DRAINAGE LONGSECTIONS
22031-C010	DRAINAGE DETAILS
22031-C011	WATER & SEWER SERVICE PLAN
22031-C012	WATER & SEWER LONGSECTIONS
22031-C013	WATER & SEWER DETAILS
22031-C014	EROSION & SEDIMENTATION CONTROL STRATEGY
22031-C015	EROSION & SEDIMENTATION CONTROL DETAILS

LOCALITY PLAN
NOT TO SCALE

REV.	DATE	DESCRIPTION	DES.	APP.
A	23.02.2023	PRELIMINARY ISSUE	MT	GA

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DRAWN: M. TICKNER
DESIGNED: M. TICKNER
APPROVED: G. APPLIN DATE
RPEQ 6073

CLIENT: GURNER TM NOMINEES PTY. LTD.
PROJECT: 69-73 MURPHY ST. PORT DOUGLAS
TITLE: CIVIL WORKS PACKAGE
COVER PAGE & LOCALITY PLAN
STATUS: PRELIMINARY
SCALE: AS SHOWN
SIZE: A1
DRAWING NUMBER: 22031-C001
REVISION: A

CAD File: E:\1. PROGRESSION\1. PROJECTS\22031 - Murphy Street, Port Douglas\CAD\22031-C001 [TITLE].dwg

DATE PLOTTED: 23 February 2023 2:06 PM BY : MTICK

GENERAL:

1. IF IN DOUBT ASK.
2. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL INFORMATION ISSUED BY THE SUPERINTENDENT DURING THE COURSE OF THE CONTRACT.
3. ALL LEVELS ARE AHD DERIVED.
4. ALL DIMENSIONS AND RADII ARE EXPRESSED IN METRES (UNO).
5. DRAWINGS SHALL NOT BE SCALED.
6. EXISTING CONTOURS, LEVELS AND FEATURES SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY AND ARE BASED ON SURVEY DRAWINGS AND DATA PROVIDED.
7. ALL DIMENSIONS RELEVANT TO SETTING OUT, SURFACE LEVELS AND INVERT LEVELS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT.
8. THE CONTRACTOR SHALL ENSURE THAT ALL WORKS ARE MAINTAINED IN A SAFE AND STABLE CONDITION AND THAT ADEQUATE PROTECTION AGAINST EROSION AND SILTATION IS IN PLACE.
9. GRADE EVENLY BETWEEN LEVELS SHOWN EXCEPT WHERE LEVELS INDICATE VERTICAL CURVES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION PROTECTION AND SEDIMENT CONTROL FOR THE WORKS AS SPECIFIED AND TO THE SATISFACTION OF THE SUPERINTENDENT.
11. CONFIRM ALL EXISTING LEVELS WHERE APPROPRIATE. IF LEVELS ARE DIFFERENT TO INDICATED CONFIRM COURSE OF ACTION WITH ENGINEER.
12. ALL WORKS SHOULD COMPLY WITH AND BE UNDERTAKEN IN ACCORDANCE WITH FNQROC.
13. ALL EXISTING SERVICES SHALL BE LOCATED ON SITE AND PROTECTED FOR THE DURATION OF THE WORKS.

SITE PREPARATION AND EARTHWORKS:

1. ALL EARTHWORKS MUST BE CARRIED OUT IN ACCORDANCE WITH AS3798 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS'. GEOTECHNICAL TESTING SERVICES SHALL BE AS DETERMINED BY LEVEL 1 IN ACCORDANCE WITH AS 3798. ALL CERTIFICATION AND TEST RESULTS ARE TO BE COMPILED AND PROVIDED TO THE SUPERINTENDENT PRIOR TO WORKS ACCEPTANCE.
2. NO VEGETATION SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE SUPERINTENDENT UNLESS NOTED ON THE DRAWINGS.
3. FINISHED SURFACE LEVELS SHOWN ON PROJECT DRAWINGS ARE AFTER ALL EARTHWORKS ARE COMPLETE INCLUDING TOPSOILING. ALL AREAS ARE TO BE GRADED EVENLY BETWEEN FINISHED SURFACE LEVELS UNLESS NOTED OTHERWISE.
4. DRY DENSITY RATIO AS REFERRED TO IN THESE NOTES IS THE RATIO DETERMINED IN ACCORDANCE WITH AS1289.5.4.1 OF COMPACTED DRY DENSITY IN ACCORDANCE WITH AS1289.5.3.1 OR AS1289.5.8.1 TO THE STANDARD MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH AS1259.5.1.11 (STANDARD COMPACTION).
5. STRIP ALL VEGETAL MATTER, TOPSOIL AND OTHER UNSUITABLE MATERIAL FROM AREAS TO BE EXCAVATED OR FILLED AND DISPOSE OFF SITE UNLESS ADVISED OTHERWISE.
6. EXCAVATE AS REQUIRED AND DEPOSIT EXCAVATED MATERIAL AS NECESSARY. COMPACT SURFACES EXPOSED BY STRIPPING OR EXCAVATION TO 98% DRY DENSITY RATIO TO A DEPTH OF AT LEAST 250mm, SHOULD ANY SOFT OR UNSUITABLE MATERIAL BE IDENTIFIED SEEK THE ADVICE OF THE SUPERINTENDENT OR GITA.
7. COMPACT FILL TO 95% DRY DENSITY RATIO IN LAYERS OF THICKNESS APPROPRIATE TO THE COMPACTION PLANT EMPLOYED BUT NOT EXCEEDING 300mm.
8. STOCKPILE SUITABLE TOPSOIL FOR RE-USE TO 1500 mm MAXIMUM HEIGHT.
9. DO NOT STOCKPILE MATERIAL AGAINST TREES. DO NOT OBSTRUCT THE FREE FLOW OF WATER.
10. NOTIFY DESIGN SUPERINTENDENT ENGINEER IF GROUND WATER ENCOUNTERED.
11. PROVIDE TEMPORARY SUPPORT TO FACES OF EXCAVATIONS AS REQUIRED.

EROSION AND SEDIMENT CONTROL NOTES:

1. REFER TO DRG. No. 22031-C014 FOR EROSION & SEDIMENTATION CONTROL STRATEGY PLAN.
2. PRIOR TO CONSTRUCTION COMMENCING, THE CONTRACTOR MUST PREPARE AN EROSION & SEDIMENT CONTROL PLAN (ESCP) TO MANAGE THE SITE DURING CONSTRUCTION.
3. THE ESCP MUST BE CONSISTENT WITH THE APPROVED EROSION & SEDIMENT CONTROL STRATEGY (ESCS) AND SHALL TAKE INTO CONSIDERATION THE CONTRACTOR'S PROPOSED CONSTRUCTION METHODOLOGY AND PROGRAM.
4. NO EARTHWORKS SHALL COMMENCE ON ANY PART OF THE SITE PRIOR TO INSTALLING APPROPRIATE ESC MEASURES DOWNSTREAM OF THE SITE AND IN ACCORDANCE WITH THE APPROVED ESC.
5. AT ALL TIMES THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS AND TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF CONSTRUCTION.
6. THE IMPACT ON THE ENVIRONMENT SHALL BE MINIMISED BY OBSERVING THE FOLLOWING CONSTRUCTION PRACTICES:
   - AREAS DISTURBED BY CONSTRUCTION TRAFFIC AND PROCEDURES SHALL BE MINIMISED.
   - MINIMISE TRAFFIC MOVEMENTS AND SPEEDS ON EXPOSED SURFACES.
   - REVEGETATION OF DISTURBED AREAS SHALL BE CARRIED OUT SOON AFTER THE COMPLETION OF TOPSOIL PLACEMENT.
   - FLOW DIVERSION SHALL BE CARRIED OUT BY EARLY INSTALLATION OF DRAINS ALONG TOPS OF BATTERS WITH APPROPRIATE SILTATION CONTROL DEVICES.
   - SEDIMENT INTERCEPTION BY THE PLACEMENT OF SUITABLE RETENTION SYSTEMS ACROSS DRAINAGE LINES AND AT INTERCEPTION POINTS FOR BOTH THE CONSTRUCTION AND STOCKPILE AREAS.
7. ALL PERMANENT AND TEMPORARY UNLINED SWALES AND DRAINS TO HAVE APPROPRIATE TEMPORARY EROSION PROTECTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF DUST EMANATING FROM THE SITE AT ALL TIMES FOR THE DURATION OF CONSTRUCTION.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE CHECKED FOR DAMAGE, CLEANED OUT AND FULLY REINSTATED AFTER EACH RAINFALL EVENT RESULTING IN RUNOFF.
10. THE INSTALLATION, REMOVAL, RELOCATION OR MODIFICATION TO EROSION AND SEDIMENT CONTROL DEVICES MAY BE MADE BY COUNCIL IF DEEMED NECESSARY AND RELEVANT.
11. EROSION AND SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE TREATMENT AREA IS SUITABLY STABILISED/VEGETATED.

ROADS & PATHWAYS NOTES:

1. NEW ROADS PATHS AND KERBING SHALL JOIN SMOOTHLY TO EXISTING WORKS. WHERE NECESSARY, EXISTING WORKS SHALL BE CUT BACK TO FORM A NEAT JOIN.
2. CONNECTIONS TO EXISTING PATHS SHALL BE SMOOTH AND NEAT. THE MAXIMUM STEP SHALL BE:
   +3mm ABOVE EXISTING &
   -0mm BELOW EXISTING
3. ALL PATHWAYS SHALL BE 2.0M WIDE (UNLESS NOTED OTHERWISE) IN ACCORDANCE WITH FNQROC STD DRG S1035. PATHWAY CROSSFALL MUST NOT EXCEED 2.5%.
4. ALL KERB PROFILES TO BE AS PER FNQROC STD DRAWING S1000 UNLESS NOTED OTHERWISE.
5. ALL KERB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FNQROC STD DRG S1016. WIDTH OF RAMP SHALL MATCH PATHWAY WIDTH.
6. ALL STREET SIGNS AND TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH FNQROC STD DRGS S1040 AND S1041.
7. PAVEMENT DESIGN STATED HEREIN IS FOR A RANGE OF SUBGRADE CBR VALUES. THE CONTRACTOR IS TO CONFIRM THE SUBGRADE CBR BY TESTING IN ACCORDANCE WITH THE SPECIFICATION. RESULTS ARE TO BE PROVIDE TO THE SUPERINTENDENT FOR FINAL PAVEMENT SELECTION.

DRAINAGE NOTES

1. ALL REINFORCED CONCRETE PIPES SHALL BE CLASS 2 UNLESS NOTED OTHERWISE. ALTERNATIVE MATERIAL TYPES SUCH AS HDPE OR FRC MAYBE USED SUBJECT TO SUPERINTENDENTS APPROVAL.
2. EXCAVATION, BEDDING AND BACKFILL FOR CONCRETE PIPES SHALL BE CARRIED OUT IN ACCORDANCE WITH FNQROC STANDARD DRAWING S1046.
3. ALL KERB INLET PITS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FNQROC STD DRG'S S1050, S1055, S1060, S1065, S1066 AND S1070.
4. ALL CAST-IN-SITU HEADWALLS SHALL BE PROVIDED IN ACCORDANCE WITH FNQROC STD DRG'S S1075, S1080, S1085, AND S1090.
5. ALL PRECAST HEADWALLS SHALL BE PROVIDED WITH CONCRETE CUT-OFF WALL IN ACCORDANCE WITH FNQROC STD DRG S1075. WHERE HEADWALL ABUTS CONCRETE LINED CHANNEL, THE CUT-OFF WALL MAYBE OMITTED SUBJECT TO APPROVAL BY THE SUPERINTENDENT.
6. SUBSOIL DRAINAGE SHALL BE PROVIDED WHERE SHOWN ON THE PROJECT DRAWINGS. DRAINS SHALL ACHIEVE A MINIMUM 0.5% GRADE. FLUSHING POINTS AND OUTLETS TO BE PROVIDED IN ACCORDANCE WITH FNQROC STD DRAWING S1095.
7. ANY STORMWATER QUALITY INTERCEPTION DEVICE SHALL BE CLEANED BY THE CONTRACTOR AND DOCKETS PROVIDED AT TIME OF OFF MAINTENANCE. ALL COSTS TO BE BOURNE BY THE CONTRACTOR.

WATER RETICULATION NOTES

1. ALL PVC AND PE PIPES SHALL BE CLASS PN16. PVC PIPES SHALL BE RUBBER RING JOINTED AND DUCTILE IRON COMPATIBLE.
2. DICL PIPES SHALL BE CLASS PN35 "TYTON" TYPE RUBBER RING JOINTED.
3. FOR MAIN TRENCHING, BEDDING & ANCHORAGE DETAILS REFER FNQROC STD DRGS S2015 & S2016. ENSURE COVER TO WATERMAINS IS 800MM MINIMUM UNDER ROADWAYS AND 600mm MINIMUM ELSEWHERE.
4. FOR MAIN CONNECTION DETAILS, REFER FNQROC STD DRG S2020.
5. HYDRANTS OR VALVES CONSTRUCTED IN CONCRETE ARE TO HAVE A COMPRESSIBLE LAYER (ABLEFLEX) INSTALLED ON THE SURROUND. REFER FNQROC STD DRG 2000.
6. ALL WATER MAINS SHALL BE INSTALLED ON A STANDARD 2.8M OFFSET FROM THE PROPERTY BOUNDARY UNLESS NOTED OTHERWISE ON PLANS.
7. CAIRNS REGIONAL COUNCIL MUST BE CONTACTED TO PERFORM ANY DIRECT CONNECTION OR ALTERATION TO LIVE WATER MAINS. THE CONTRACTOR SHALL LODGE WITH COUNCIL THE APPROPRIATE APPLICATION FORMS AND FEES FOR THESE WORKS TO BE COMPLETED. IT MAY BE POSSIBLE FOR SOME WORKS TO BE PERFORMED BY THE CONTRACTOR UNDER SPECIAL CIRCUMSTANCES AND SUBJECT TO APPROPRIATE CONDITIONS AGREED TO WITH COUNCIL.
8. ALL HYDRANTS AND VALVES TO BE LOCATED OPPOSITE PROPERTY BOUNDARY TRUNCATIONS AND CORNERS, UNLESS NOTED OTHERWISE ON PLANS. FOR VALVES & HYDRANT BOXES INSTALLATION DETAILS REFER FNQROC STD DRGS S2000 & S2005 ADD TO CURRENT NOTE 5.
9. KERB MARKER PLATES SHALL BE PROVIDED TO IDENTIFY THE POSITION OF ALL VALVES AND HYDRANTS IN ACCORDANCE WITH FNQROC STD DRG S2010 VERSION 4-2009. IN ADDITION TO KERB MARKER PLATES, HYDRANTS SHALL ALSO HAVE TEARDROP MARKERS AND BLUE RETRO-REFLECTIVE MARKERS PROVIDED ON THE ROAD PAVEMENT IN ACCORDANCE WITH FNQROC STD DRG 2010 VERSION 4-2009.

SEWER RETICULATION NOTES

1. ALL NEW SEWER MAINS SHALL BE UNPLASTICISED PVC (PVC-U) CLASS SN8 SUITABLE FOR RUBBER RING JOINTS, UNLESS NOTED OTHERWISE.
2. ALL NEW SEWER MAINS AND MANHOLES TO BE CONSTRUCTED IN ACCORDANCE WITH FNQROC STD DRG'S S3000 AND S3015.
3. ALL SEWER MANHOLE COVERS SHALL BE CIRCULAR UNLESS NOTED OTHERWISE ON SEWER LONG SECTIONS. COVERS SHALL BE TYPE B INSIDE PROPERTIES AND TYPE C ELSEWHERE.
4. ALL SEWER MANHOLE COVER LEVELS TO BE 50MM ABOVE FINISHED SURFACE LEVEL UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL ENSURE THAT A FLAT AREA OF 1.5M RADIUS FROM THE CENTRE OF THE MANHOLE IS PROVIDED AROUND ALL MANHOLES.
6. ALL HOUSE CONNECTION BRANCHES TO NEW SEWER MAINS TO BE CONSTRUCTED IN ACCORDANCE WITH FNQROC STD DRG S3005. BRANCHES SHALL BE CLEARLY MARKED IN ACCORDANCE WITH THE SPECIFICATION.
7. CAIRNS REGIONAL COUNCIL MUST BE CONTACTED TO PERFORM ANY DIRECT CONNECTION TO LIVE SEWER MAINS. THE CONTRACTOR SHALL LODGE WITH COUNCIL THE APPROPRIATE APPLICATION FORMS AND FEES FOR THESE WORKS TO BE COMPLETED. IT MAY BE POSSIBLE FOR SOME WORKS TO BE PERFORMED BY THE CONTRACTOR UNDER SPECIAL CIRCUMSTANCES AND SUBJECT TO APPROPRIATE CONDITIONS AGREED TO WITH COUNCIL.
8. THE CONTRACTOR SHALL CARRY OUT A CCTV INSPECTION THROUGH ALL SEWERS CONSTRUCTED AS PART OF THIS DEVELOPMENT AND PROVIDE THE FOOTAGE TO THE SUPERINTENDENT FOR ASSESSMENT. ANY SECTIONS OF SEWER CONSIDERED SUB-STANDARD SHALL BE RECTIFIED TO THE SATISFACTION OF COUNCIL.

SITE SPECIFIC NOTES

SURVEY CONTROL NOTES:

SURVEY ORIGIN

LEVEL DATUM: AHD(D)

ORIGIN OF LEVELS: PM 123510 RL 5.659

MERIDIAN: MGA ZONE 55

HORIZ. MERIDIAN: SP183017

ORIGIN OF CO-ORDS: PM 123510

E: 2037.072

N: 4970.476

SURVEY PLAN: RPS DRG. No. 147352-2

REV.	DATE	DESCRIPTION	DES.	APP.
A	23.02.2023	PRELIMINARY ISSUE	MT	GA

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DESIGNED: M. TICKNER

APPROVED: G. APPLIN DATE

RPEQ 6073

CLIENT: GURNER TM NOMINEES PTY. LTD.

PROJECT: 69-73 MURPHY ST. PORT DOUGLAS

TITLE: CIVIL WORKS PACKAGE PROJECT NOTES

STATUS: PRELIMINARY

SCALE: AS SHOWN

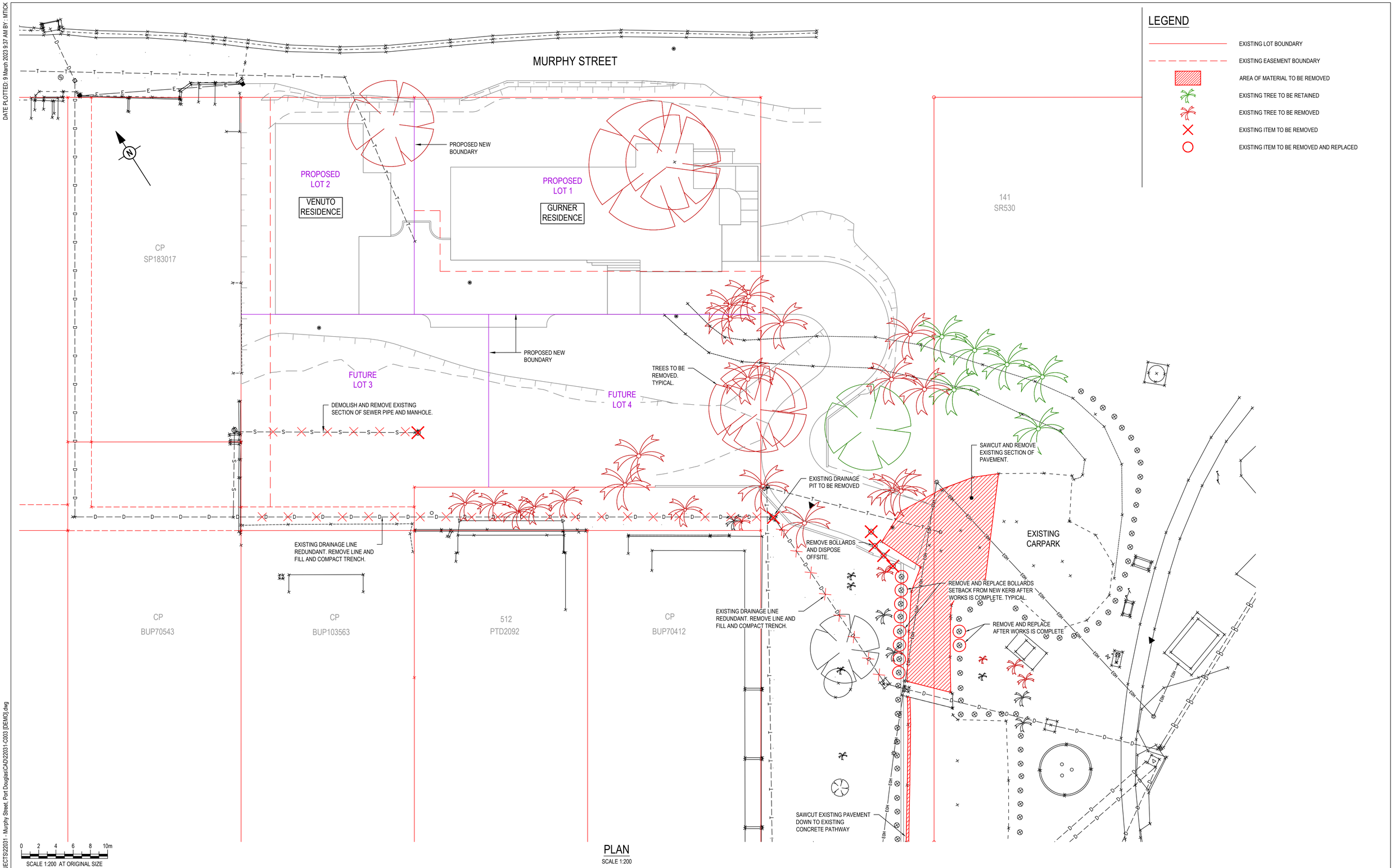
SIZE: A1

DRAWING NUMBER: 22031-C002

REVISION: A

CAD File: E:\1. PROGRESSION\1. PROJECTS\22031 - Murphy Street, Port Douglas\CAD\22031-C002 [NOTES].dwg

DATE PLOTTED: 9 March 2023 9:37 AM BY: MTICK



PLAN
SCALE 1:200

REV.	DATE	DESCRIPTION	DES.	APP.
B	09.03.2023	ENTRANCE AMENDED	MT	GA
A	23.02.2023	PRELIMINARY ISSUE	MT	GA

RPEQ ENGINEER:

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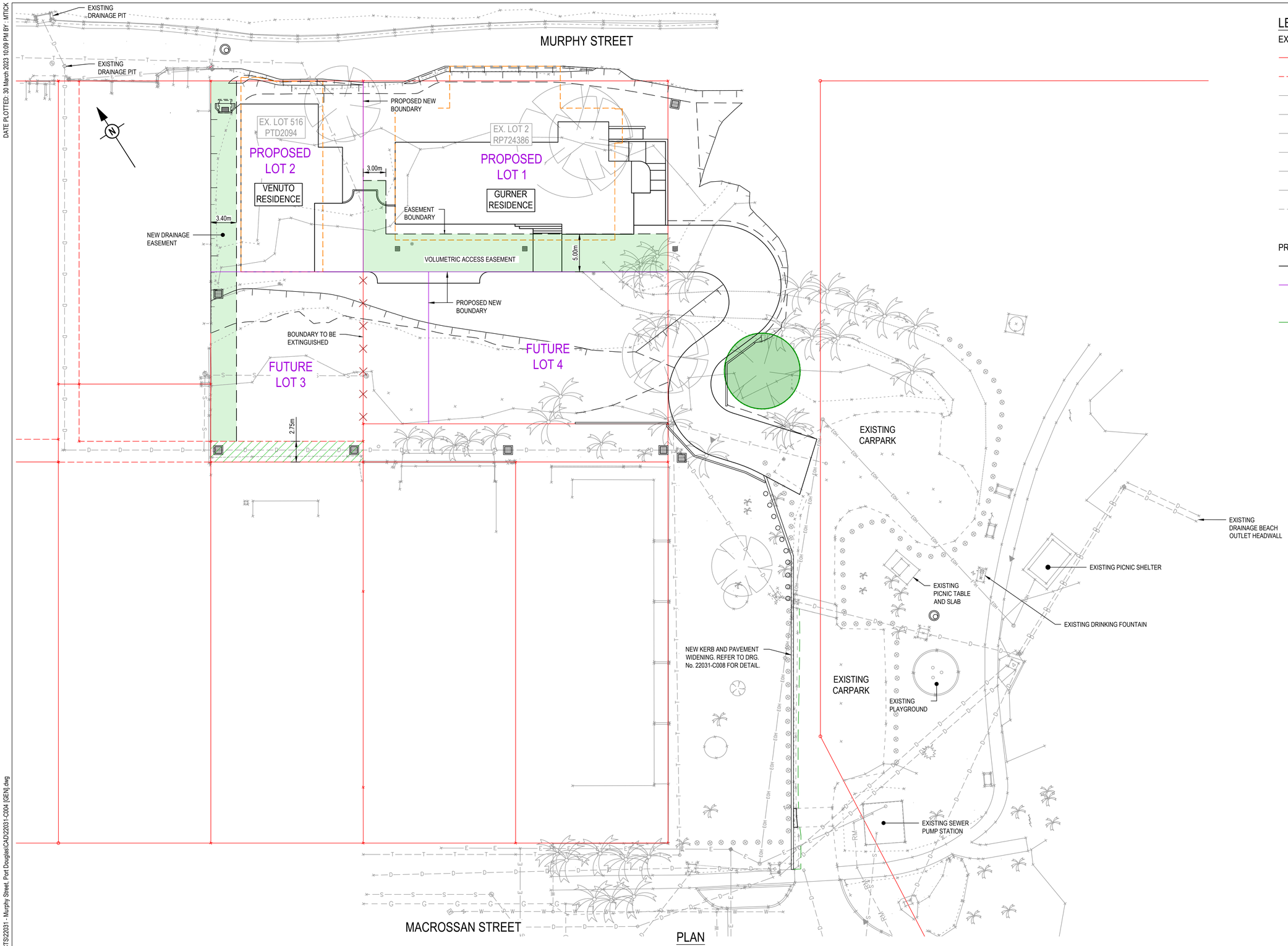
DRAWN: M. TICKNER
DESIGNED: M. TICKNER
APPROVED: G. APPLIN DATE
RPEQ 6073

CLIENT: GURNER TM NOMINEES PTY. LTD.
PROJECT: 69-73 MURPHY ST. PORT DOUGLAS
TITLE: CIVIL WORKS PACKAGE DEMOLITION PLAN
STATUS: PRELIMINARY
SCALE: AS SHOWN
SIZE: A1
DRAWING NUMBER: 22031-C003
REVISION: B

CAD File: E:\1. PROGRESSION\1. PROJECTS\22031 - Murphy Street, Port Douglas\CAD\22031-C003 [DEMO].dwg

DATE PLOTTED: 30 March 2023 10:09 PM BY - MTICK



PLAN

SCALE 1:250

LEGEND

EXISTING

- EXISTING LOT BOUNDARY
- EXISTING EASEMENT BOUNDARY
- EXISTING DRAINAGE LINE
- EXISTING WATER SERVICE
- EXISTING ELECTRICAL SERVICE (ABOVE GROUND)
- EXISTING ELECTRICAL SERVICE (UNDERGROUND)
- EXISTING SEWER LINE
- EXISTING SEWER RISING MAIN
- EXISTING GAS SERVICE
- EXISTING EASEMENT AREA

PROPOSED

- NEW EASEMENT BOUNDARY
- NEW PROPERTY BOUNDARY
- NEW EASEMENT AREA
- SAWCUT EXISTING PAVEMENT

REV.	DATE	DESCRIPTION	DES.	APP.
C	30.03.2023	GENERAL AMENDMENTS	MT	GA
B	09.03.2023	ENTRANCE AMENDED	MT	GA
A	23.02.2023	PRELIMINARY ISSUE	MT	GA

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APPROVED: G. APPLIN DATE

RPEQ 6073

CLIENT: **GURNER TM NOMINEES PTY. LTD.**

PROJECT: **69-73 MURPHY ST. PORT DOUGLAS**

STATUS: **PRELIMINARY**

SCALE: AS SHOWN/VN

SIZE: A1

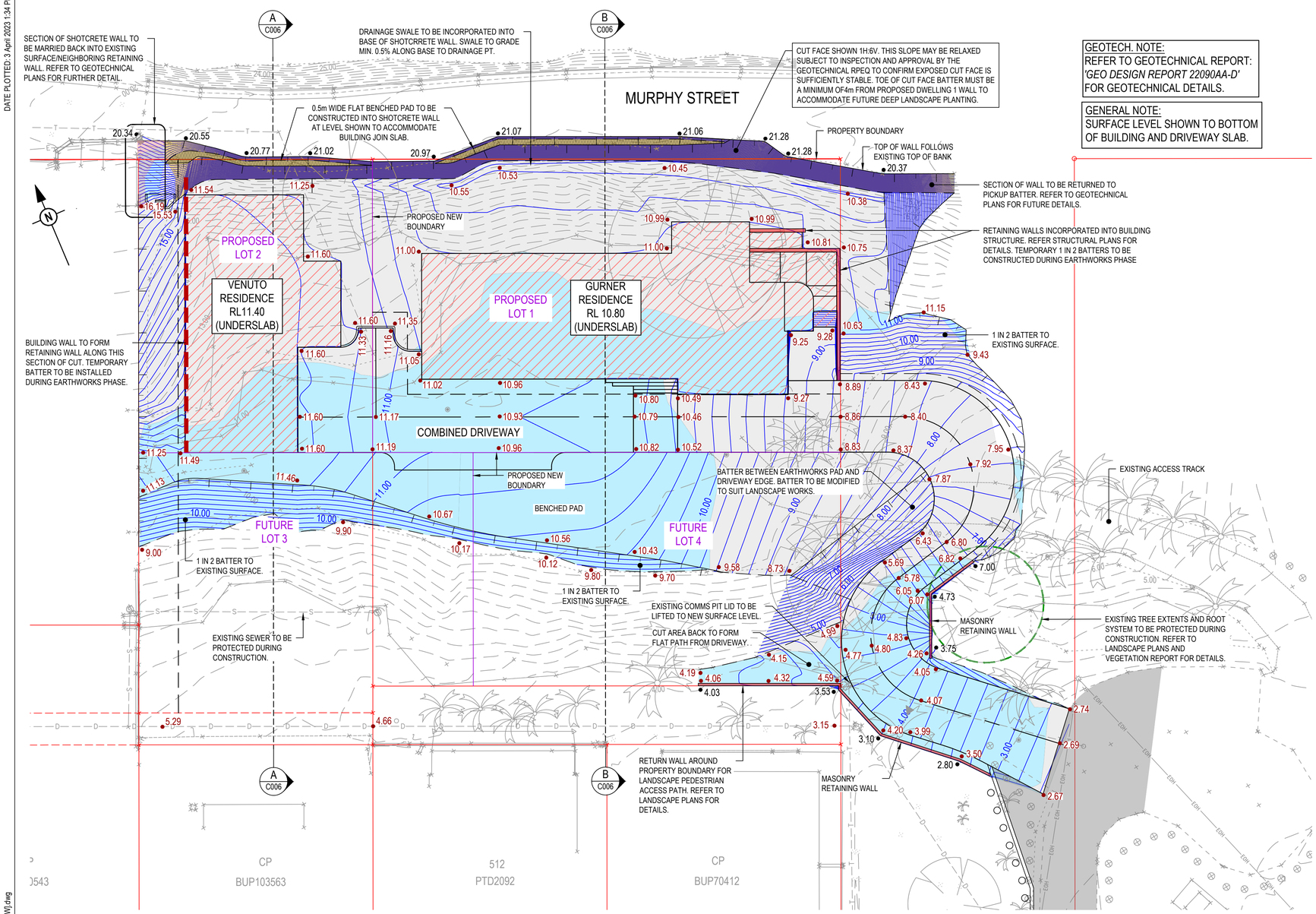
TITLE: **CIVIL WORKS PACKAGE GENERAL ARRANGMENT PLAN**

DRAWING NUMBER: **22031-C004**

REVISION: **C**

CAD File: E:\1. PROGRESSION\1. PROJECTS\22031 - Murphy Street, Port Douglas\CAD\22031-C004 [GEN].dwg

DATE PLOTTED: 3 April 2023 1:34 PM BY: MTICK



GEOTECH. NOTE:
REFER TO GEOTECHNICAL REPORT: *'GEO DESIGN REPORT 22090AA-D'* FOR GEOTECHNICAL DETAILS.

GENERAL NOTE:
SURFACE LEVEL SHOWN TO BOTTOM OF BUILDING AND DRIVEWAY SLAB.

LEGEND

EXISTING

- EXISTING LOT BOUNDARY
- EXISTING EASEMENT BOUNDARY
- 24.0 — EXISTING CONTOUR (1m INTERVAL)
- D — EXISTING DRAINAGE LINE
- W — EXISTING WATER SERVICE
- EOH — EXISTING ELECTRICAL SERVICE (ABOVE GROUND)
- E — EXISTING ELECTRICAL SERVICE (UNDERGROUND)
- S — EXISTING SEWER LINE
- RM — EXISTING SEWER RISING MAIN
- G — EXISTING GAS SERVICE

PROPOSED

- NEW EASEMENT BOUNDARY
- NEW PROPERTY BOUNDARY
- 24.0 — PROPOSED SURFACE CONTOUR (0.2m INTERVALS)
- PROPOSED RETAINING WALL (CONSTRUCTED WITH BUILDING)
- FUTURE BUILDING WALL RETAINING - TEMPORARY BATTER NEEDED
- SAWCUT EXISTING PAVEMENT
- • 24.60 — PROPOSED EARTHWORKS SURFACE LEVEL (FSL)
- • 24.60 — EXISTING SURFACE LEVEL (ESL)
- PROPOSED AREA OF CUT
- PROPOSED AREA OF FILL
- TOP OF BANK
- BOTTOM OF BANK

PLAN

SCALE 1:200

CONTRACTOR TO REVIEW GEO CONSULTANTS DRAWINGS 22090AAD FIG 1 THROUGH TO FIG 5 PRIOR TO COMMENCING WORKS TO ENSURE WORKS ARE UNDERTAKEN IN ACCORDANCE WITH AND COORDINATED WITH THESE PLANS. ANY DISCREPANCIES BETWEEN PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE SUPERVISING GEOTECHINCAL AND CIVIL ENGINEERS BEFORE PROCEEDING.

EARTHWORKS VOLUMES:

CUT: 2700 m³
FILL: 509m³
BALANCE: 2191m³

NOTE:
- EARTHWORKS VOLUMES DO NOT CONSIDER BULKING FACTORS AND ARE TAKEN AS RAW VALUES.
- VOLUMES TAKEN TO FINISHED EARTHWORKS SURFACE.

0 2 4 6 8 10m
SCALE 1:200 AT ORIGINAL SIZE

REV.	DATE	DESCRIPTION	DES.	APP.
B	30.03.2023	GENERAL AMENDMENTS	MT	GA
A	22.02.2023	PRELIMINARY ISSUE	MT	GA

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DRAWN: M. TICKNER
DESIGNED: M. TICKNER
APPROVED: G. APPLIN — DATE
RPEQ 6073

CLIENT: GURNER TM NOMINEES PTY. LTD.
PROJECT: 69-73 MURPHY ST. PORT DOUGLAS
TITLE: CIVIL WORKS PACKAGE BULK EARTHWORKS PLANS
STATUS: PRELIMINARY
SCALE: AS SHOWN
SIZE: A1
DRAWING NUMBER: 22031-C005
REVISION: B

CAD File: E:\1. PROGRESSION\1. PROJECTS\22031 - Murphy Street, Port Douglas\CAD\22031-C005 & 06 [BEW].dwg

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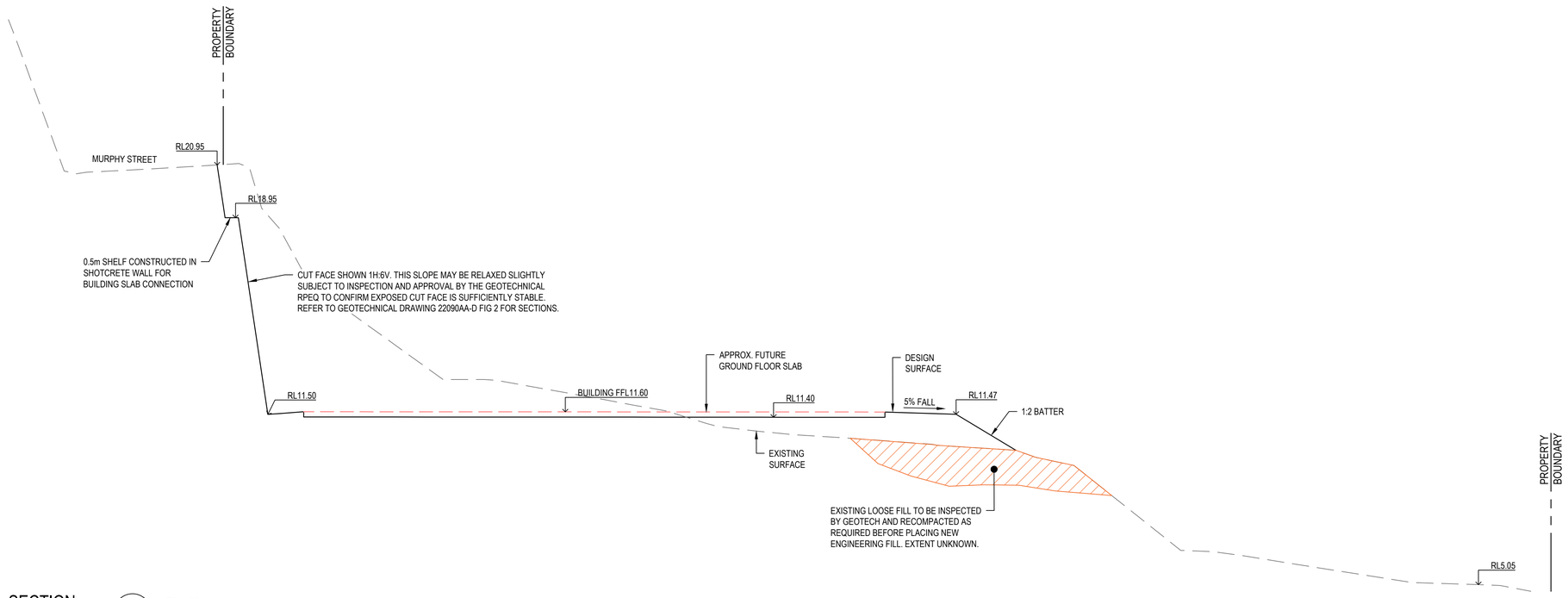
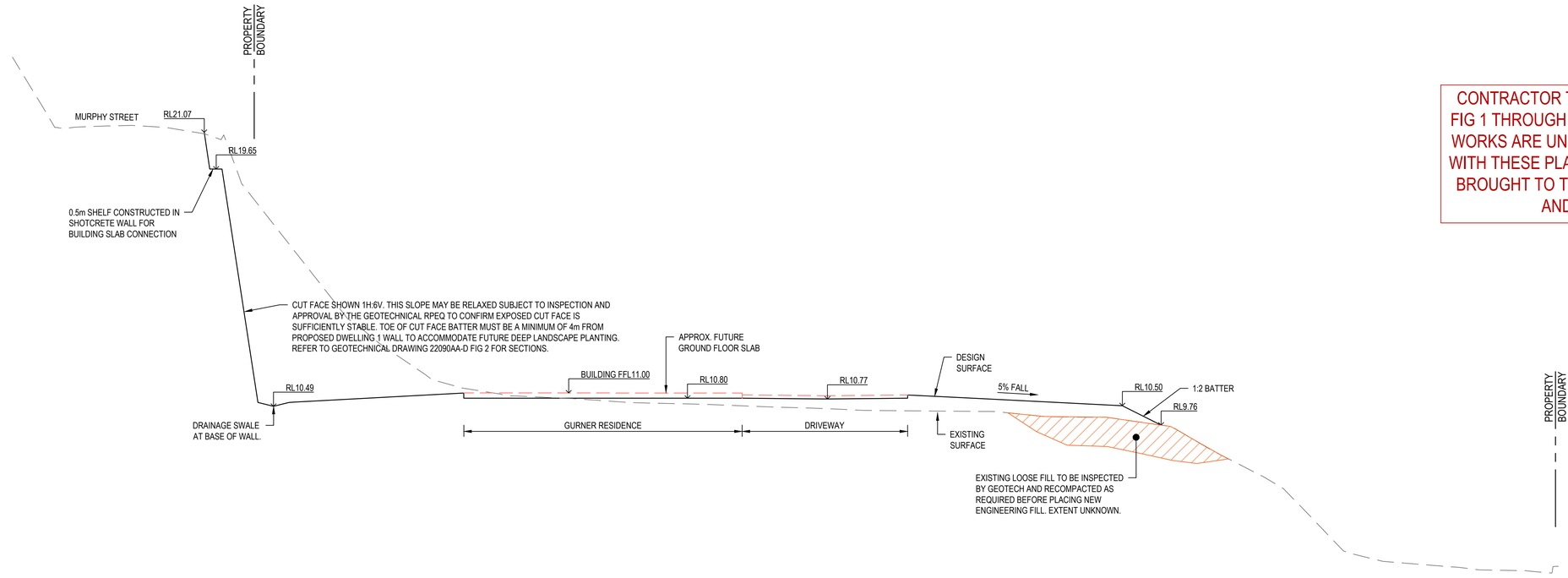


SECTION A
SCALE 1:100 (A1)
SCALE 1:200 (A3)



SECTION B
SCALE 1:100 (A1)
SCALE 1:200 (A3)

CONTRACTOR TO REVIEW GEO CONSULTANTS DRAWINGS 22090AAD FIG 1 THROUGH TO FIG 5 PRIOR TO COMMENCING WORKS TO ENSURE WORKS ARE UNDERTAKEN IN ACCORDANCE WITH AND COORDINATED WITH THESE PLANS. ANY DISCREPANCIES BETWEEN PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE SUPERVISING GEOTECHINCAL AND CIVIL ENGINEERS BEFORE PROCEEDING.

0 1 2 3 4 5m
SCALE 1:100 AT ORIGINAL SIZE

REV.	DATE	DESCRIPTION	DES.	APP.
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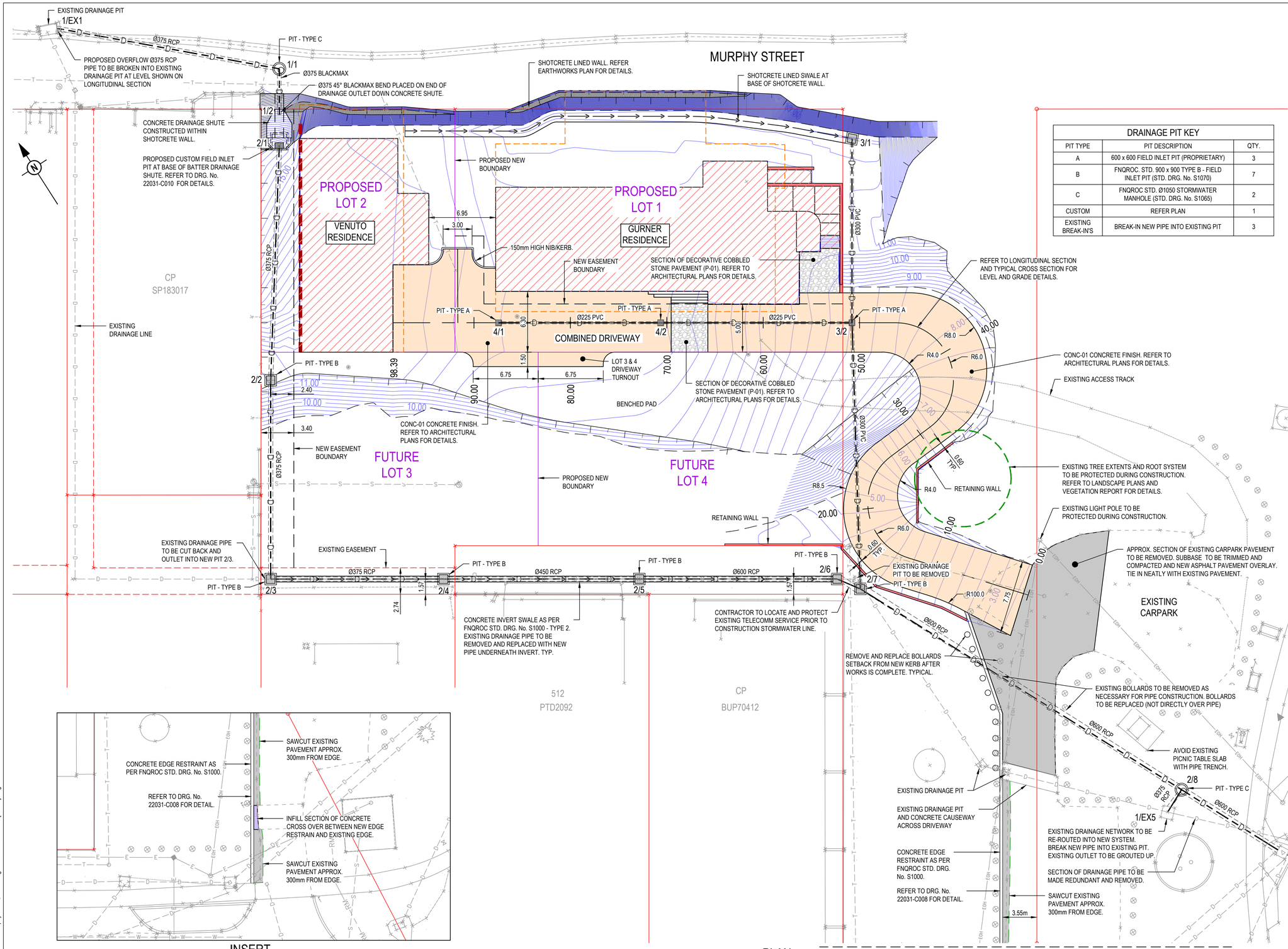
DRAWN: M. TICKNER
DESIGNED: M. TICKNER
APPROVED: G. APPLIN DATE
RPEQ 6073

CLIENT: GURNER TM NOMINEES PTY. LTD.
PROJECT: 69-73 MURPHY ST. PORT DOUGLAS
STATUS: PRELIMINARY
SCALE: AS SHOWN
SIZE: A1
TITLE: CIVIL WORKS PACKAGE SITE SECTIONS
DRAWING NUMBER: 22031-C006
REVISION: A

CAD File: E:\1. PROGRESSION\1. PROJECTS\22031 - Murphy Street, Port Douglas\CAD\22031-C005 & 06 [BEW].dwg

DATE PLOTTED: 30 March 2023 10:19 PM BY: MTICK



PLAN
SCALE 1:200

INSERT
SCALE 1:200

LEGEND

EXISTING

- EXISTING LOT BOUNDARY
- EXISTING EASEMENT BOUNDARY
- 24.0 — EXISTING CONTOUR (1m INTERVAL)
- D — EXISTING DRAINAGE LINE
- W — EXISTING WATER SERVICE
- EOH — EXISTING ELECTRICAL SERVICE (ABOVE GROUND)
- E — EXISTING ELECTRICAL SERVICE (UNDERGROUND)
- S — EXISTING SEWER LINE
- RM — EXISTING SEWER RISING MAIN
- G — EXISTING GAS SERVICE

PROPOSED

- NEW EASEMENT BOUNDARY
- NEW PROPERTY BOUNDARY
- 24.0 — PROPOSED SURFACE CONTOUR (0.2m INTERVALS)
- PROPOSED DRAINAGE PIPE WITH DIAMETER
- PROPOSED DRAINAGE SWALE
- PROPOSED RETAINING WALL
- TOP OF BANK
- BOTTOM OF BANK
- BUILDING EDGE - LEVEL 2 (CONNECTION TO MURPHY ST.
- SAWCUT EXISTING PAVEMENT
- GROUND LEVEL SLAB EXTENTS
- NEW AREA OF PAVEMENT (ASPHALT)
- NEW AREA OF DRIVEWAY (CONCRETE)
- NEW AREA OF DECORATIVE PAVEMENT
- NEW AREA OF CONCRETE

DRAINAGE PIT KEY

PIT TYPE	PIT DESCRIPTION	QTY.
A	600 x 600 FIELD INLET PIT (PROPRIETARY)	3
B	FNQROC. STD. 900 x 900 TYPE B - FIELD INLET PIT (STD. DRG. No. S1070)	7
C	FNQROC STD. Ø1050 STORMWATER MANHOLE (STD. DRG. No. S1065)	2
CUSTOM	REFER PLAN	1
EXISTING BREAK-IN'S	BREAK-IN NEW PIPE INTO EXISTING PIT	3

0 2 4 6 8 10m
SCALE 1:200 AT ORIGINAL SIZE

REV.	DATE	DESCRIPTION	DES.	APP.
C	30.03.2023	GENERAL AMENDMENTS	MT	GA
B	09.03.2023	ENTRANCE AMENDED	MT	GA
A	22.02.2023	PRELIMINARY ISSUE	MT	GA

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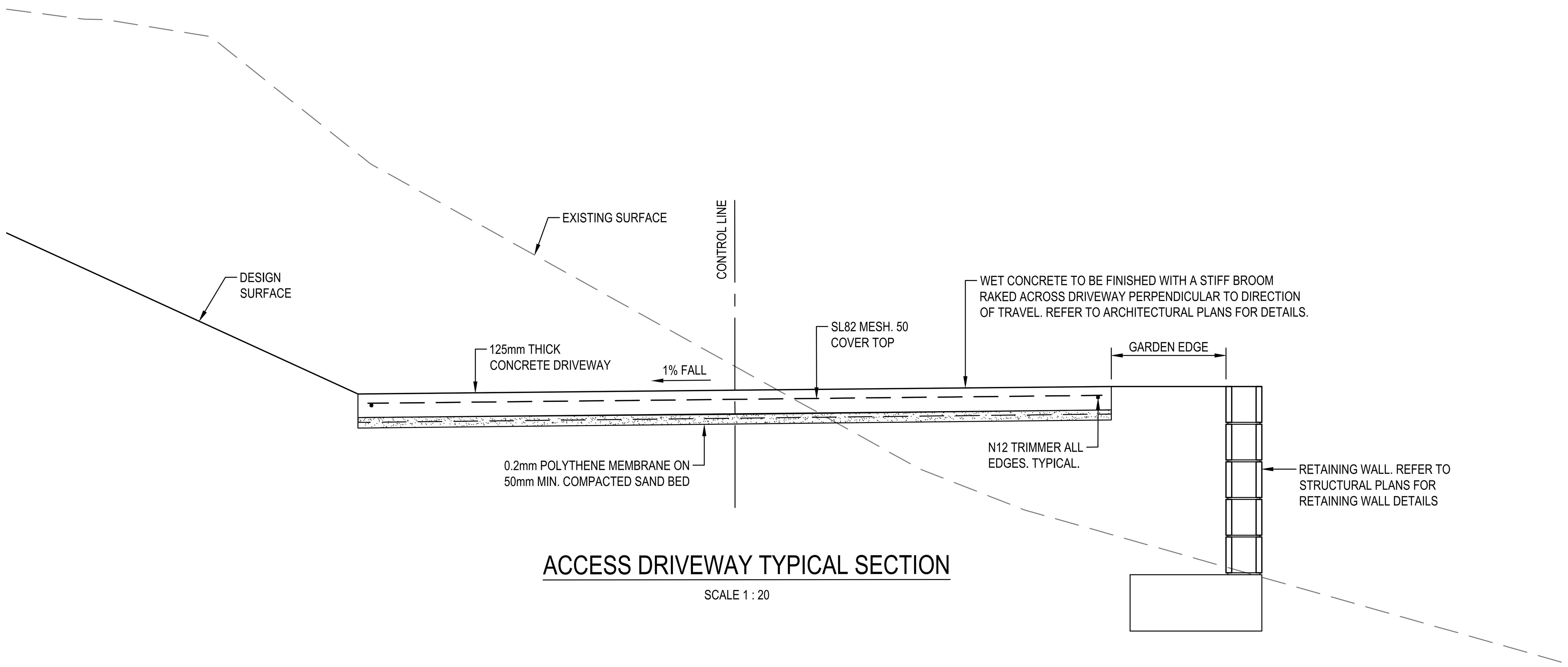
DRAWN: M. TICKNER
DESIGNED: M. TICKNER
APPROVED: G. APPLIN — DATE
RPEQ 6073

CLIENT: GURNER TM NOMINEES PTY. LTD.
PROJECT: 69-73 MURPHY ST. PORT DOUGLAS
TITLE: CIVIL WORKS PACKAGE DRIVEWAY & DRAINAGE PLAN
STATUS: PRELIMINARY
SCALE: AS SHOWN
SIZE: A1
DRAWING NUMBER: 22031-C007
REVISION: C

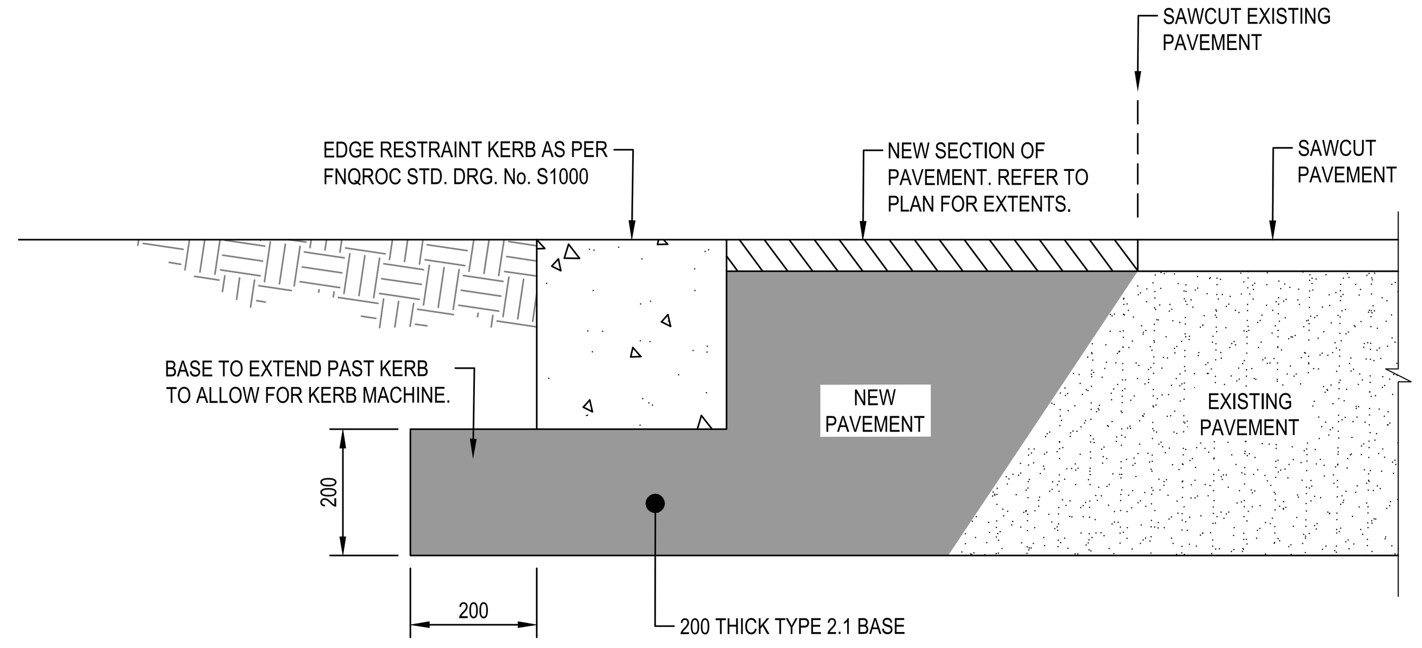
CAD File: E:\1. PROGRESSION\1. PROJECTS\22031 - Murphy Street, Port Douglas\CAD\22031-C007 [ROAD].dwg

DATE PLOTTED: 9 March 2023 10:28 AM BY : MTICK



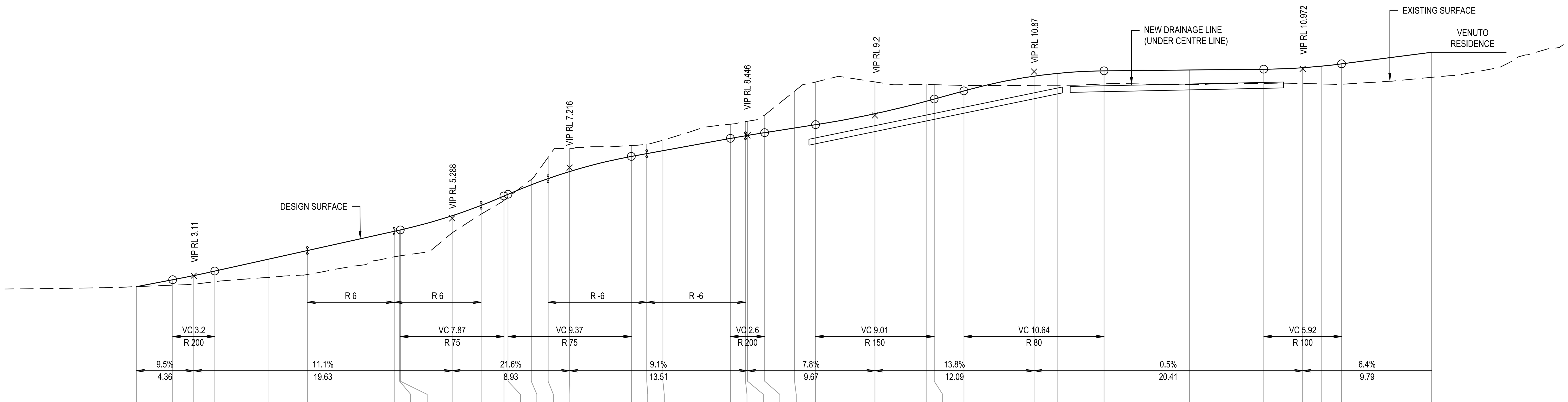
ACCESS DRIVEWAY TYPICAL SECTION

SCALE 1 : 20



CARPARK ENTRANCE WIDENING TYPICAL SECTION

SCALE 1 : 10

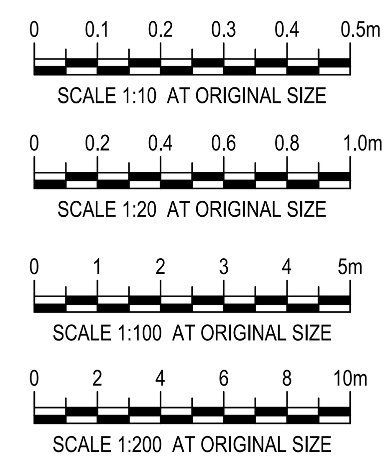


DATUM RL = -1.900

CONTROL LINE CHAINAGE	FINISHED SURFACE LEVEL	EXISTING SURFACE LEVEL	CUT / FILL DEPTH
0	2.695	2.695	0.000
2.761	2.958	2.749	0.208
4.361	3.116	2.791	0.325
5.961	3.287	2.884	0.403
10	3.735	3.047	0.688
12.993	4.068	3.155	0.913
19.59	4.800	3.828	0.972
20	4.845	3.865	0.981
20.052	4.851	3.869	0.982
23.989	5.392	4.738	0.654
26.186	5.783	5.450	0.333
27.926	6.139	5.974	0.165
28.227	6.204	6.089	0.115
30	6.566	6.768	-0.202
31.276	6.800	7.608	-0.808
32.914	7.070	7.944	-0.874
37.602	7.643	8.054	-0.411
38.774	7.749	8.104	-0.354
40	7.861	8.258	-0.398
45.13	8.328	8.872	-0.544
46.271	8.428	8.968	-0.539
46.429	8.442	8.980	-0.539
47.728	8.547	9.217	-0.669
50	8.724	10.123	-1.398
51.596	8.849	10.471	-1.622
56.1	9.268	10.474	-1.206
60	9.740	10.380	-0.640
60.604	9.822	10.371	-0.549
62.868	10.135	10.345	-0.210
68.191	10.692	10.347	0.346
70	10.801	10.348	0.454
73.513	10.896	10.400	0.496
80	10.929	10.384	0.545
85.642	10.957	10.422	0.535
88.6	11.015	10.415	0.601
90	11.074	10.399	0.675
91.558	11.161	10.386	0.776
98.393	11.600	10.649	0.951

A1 SCALE: H 1:200, V 1:100

LONGITUDINAL SECTION - DRIVEWAY CONTROL LINE



REV.	DATE	DESCRIPTION	DES.	APP.
B	09.03.2023	ENTRANCE AMENEDED	MT	GA
A	22.02.2023	PRELIMINARY ISSUE	MT	GA

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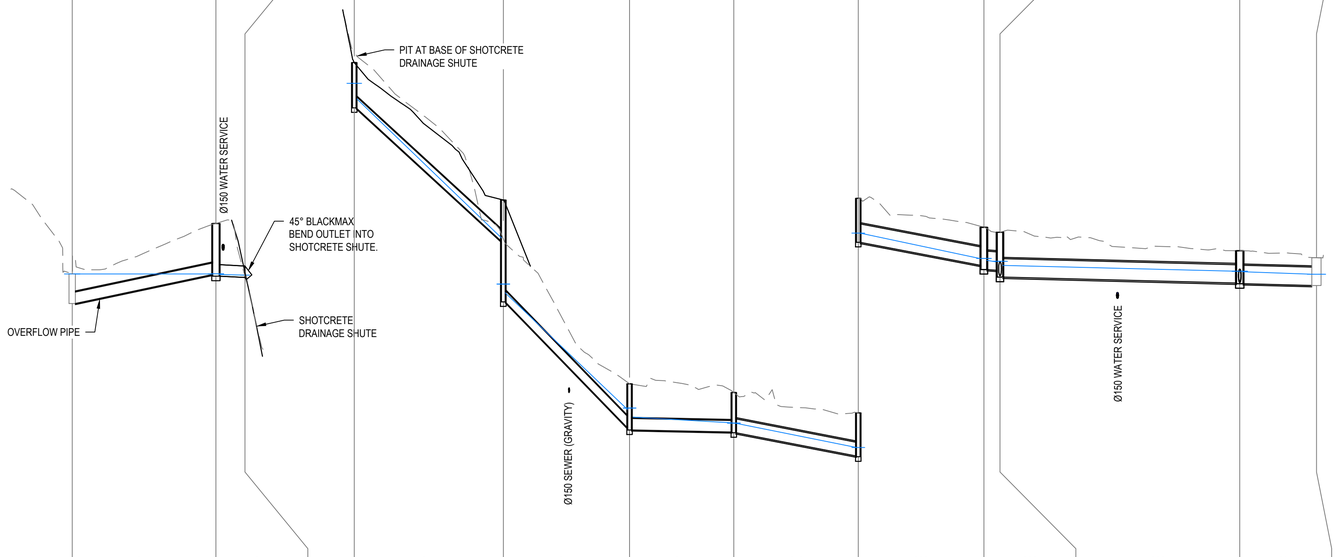
DRAWN: M. TICKNER
DESIGNED: M. TICKNER
APPROVED: G. APPLIN DATE
RPEQ 6073

CLIENT: **GURNER TM NOMINEES PTY. LTD.**
PROJECT: **69-73 MURPHY ST. PORT DOUGLAS**
STATUS: **PRELIMINARY**
SCALE: AS SHOWN\VN SIZE: A1
TITLE: **CIVIL WORKS PACKAGE DRIVEWAY SECTIONS & DETAILS**
DRAWING NUMBER: **22031-C008** REVISION: **B**

CAD File: E:\1. PROGRESSION\1. PROJECTS\22031 - Murphy Street, Port Douglas\CAD\22031-C008 [DRIVE LS].dwg

DATE PLOTTED: 23 February 2023 2:19 PM BY: MTICK



STRUCTURE NAME	1/EX1	1/1	1/2	2/1	2/2	2/3	2/4	2/5	2/6	2/7	2/8	1/EX2	3/1	3/2	2/7	4/1	4/2	4/2	3/2	1/EX5	2/8
STRUCTURE DESCRIPTION	EXISTING STRUCTURE	STD MANHOLE 1050mm DIA	OUTLET	CUSTOM FIELD INLET PIT 900x600	STD FIELD INLET 600x600	STD FIELD INLET 600x600	STD FIELD INLET 600x600	STD FIELD INLET 600x600	STD FIELD INLET - TYPE 2 900x900	STD FIELD INLET - TYPE 2 900x900	STD MANHOLE 1050mm DIA	EXISTING STRUCTURE	STD FIELD INLET - TYPE 2 900x900	FIELD INLET 600x600	FIELD INLET 600x600	FIELD INLET 600x600	FIELD INLET 600x600	FIELD INLET 600x600	FIELD INLET 600x600	EXISTING STRUCTURE	STD MANHOLE 1050mm DIA
PIPE SIZE (mm)	375		375	375		375	375	450	600	600	600	600	300	450		225		225		375	
PIPE CLASS	RCP		PE	RCP		RCP	RCP	RCP	RCP	RCP	3	RCP	PVC	PVC		PVC		PVC		RCP	
PIPE GRADE (%)	-4.05%		0.95%	17.93%		20.00%	0.40%	3.77%	3.68%	1.00%	0.50%	0.46%	8.47%	20.84%		1.01%		10.01%		0.40%	
PIPE SLOPE (1 in X)	-24.7		105.5	5.6		5.0	250.0	26.6	27.2	100.0	200.5	216.2	11.8	4.8		98.6		10.0		250.0	
PIPE FLOW (cumecs)	0.150		0.150	0.150		0.163	0.167	0.189	0.216	0.215	0.319	0.316	0.029	0.078		0.014		0.029		0.000	
CAPACITY FLOW (cumecs)	0.000		0.015	0.743		0.784	0.111	0.553	1.178	0.614	0.434	0.418	0.282	1.302		0.045		0.142		0.111	
FULL PIPE VELOCITY (m/s)	1.36		9.43	1.36		1.48	1.51	1.19	0.76	0.76	1.13	1.12	0.42	0.49		0.36		0.73		0.00	
NORMAL DEPTH VELOCITY (m/s)	1.36		9.43	5.26		5.60	1.51	3.15	3.17	1.98	1.68	1.62	2.58	4.49		1.01		2.81		0.00	
DATUM RL	3.000			-6.000					-14.000				-4.000	-10.000		-7.000		-7.000		-14.000	
HGL ELEVATION	18.667	18.667 18.671	18.650	15.101	14.588	10.055 10.048	8.264	4.448 4.446	4.206	3.805 3.799	3.791	3.001	2.163 2.174	2.111	2.056 2.081	1.945	1.753 1.754	1.737	1.657	9.404	9.342	7.685 7.583	7.554	2.056 2.081	1.945	10.391	10.345	10.259	10.259	10.199	9.140 9.393	7.554	1.753	1.753 1.754	1.737
DEPTH TO INVERT	0.971	1.662	1.717	0.375	0.375	1.475	1.351	3.324	1.446	1.506	1.292	1.312	1.412	1.432	1.244	1.379	1.244	1.465	1.054	1.074	0.906	0.906	1.170	1.167	1.424	1.420	1.465	0.757	0.741	0.741	0.761	0.715	1.424	0.710	1.003	1.074
INVERT LEVEL OF DRAIN	17.700	18.650	18.595	18.550	18.550	14.302	9.940	7.967	3.845	3.785	3.505	3.485	2.720	2.700	1.946	1.811	1.784	1.563	1.368	1.348	1.290	1.290	9.210	7.619	7.362	1.608	1.563	10.248	10.077	10.077	10.057	8.071	7.362	1.430	1.418	1.348
DESIGN (& EXISTING) SURFACE LEVEL	18.671	20.312		18.711	(18.578)	15.778	(16.122)	11.291	(10.021)	5.291	4.797	4.132	3.190	3.028	2.422	2.196	10.450	(16.831)	8.786	(10.388)	3.028	11.005	(10.426)	10.819	(10.348)	10.819	(10.348)	10.819	(10.348)	8.786	(10.388)	2.140	2.422	2.212.881E 4897.149N	2215.421E 4898.525N
SETOUT COORDINATES	2159.411E 5027.605N	2176.614E 5011.652N		2174.061E 5007.648N	2172.340E 5004.947N	2159.260E 4984.429N	2148.181E 4967.050N	2162.530E 4957.902N	2179.662E 4946.981N	2196.963E 4935.952N	2198.445E 4933.790N	2198.525N	2215.421E 4898.525N	2220.708E 4887.177N	2222.646E 4973.368N	2212.548E 4957.527N	2198.445E 4933.790N	2181.639E 4977.231N	2195.812E 4968.196N	2195.812E 4968.196N	2212.548E 4957.527N	2181.639E 4977.231N	2195.812E 4968.196N	2212.548E 4957.527N	2195.812E 4968.196N	2212.548E 4957.527N	2212.881E 4897.149N	2215.421E 4898.525N
CHAINAGE	0.000	23.462	23.462	4.749	28.210	0.000	24.333	24.333	20.610	44.943	17.017	61.960	20.317	82.277	20.517	102.794	2.621	105.415	39.139	144.554	12.519	157.073	0.000	18.786	18.786	27.611	46.397	0.000	16.808	16.808	16.808	19.847	36.655	0.000	2.888	2.888
LINE	1					2									3			4		4		5		

0 2 4 6 8 10m — SCALE 1:200 AT ORIGINAL SIZE

0 1 2 3 4 5m — SCALE 1:100 AT ORIGINAL SIZE

REV.	DATE	DESCRIPTION	DES.	APP.
A	22.02.2023	PRELIMINARY ISSUE	MT	GA

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DESIGNED: M. TICKNER

APPROVED: G. APPLIN — DATE

RPEQ 6073

CLIENT: GURNER TM NOMINEES PTY. LTD.

PROJECT: 69-73 MURPHY ST. PORT DOUGLAS

STATUS: PRELIMINARY

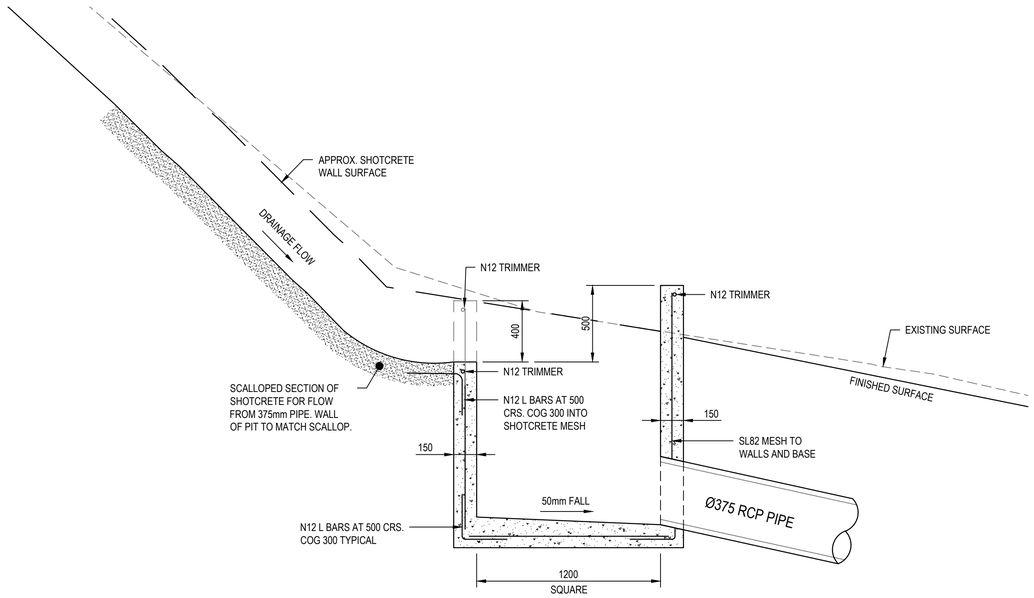
SCALE: AS SHOWN'VN — SIZE: A1

TITLE: CIVIL WORKS PACKAGE
DRAINAGE LONGSECTIONS

DRAWING NUMBER: 22031-C009 — REVISION: A

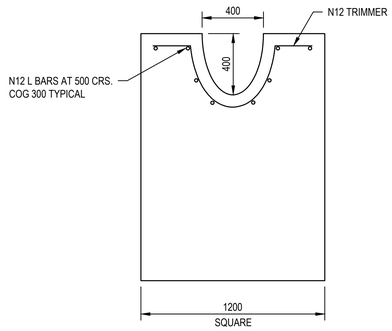
CAD File: E:\1. PROGRESSION\1. PROJECTS\22031 - Murphy Street, Port Douglas\CAD\22031-C009 & 10 [SW LS].dwg

DATE PLOTTED: 23 February 2023 2:20 PM BY: MTICK



CUSTOM INLET PIT - SECTION A

SCALE 1 : 20



CUSTOM INLET PIT - BACK VIEW OF WALL

SCALE 1 : 20

0 2 4 6 8 10m
SCALE 1:200 AT ORIGINAL SIZE

0 1 2 3 4 5m
SCALE 1:100 AT ORIGINAL SIZE

REV.	DATE	DESCRIPTION	DES.	APP.
A	22.02.2023	PRELIMINARY ISSUE	MT	GA

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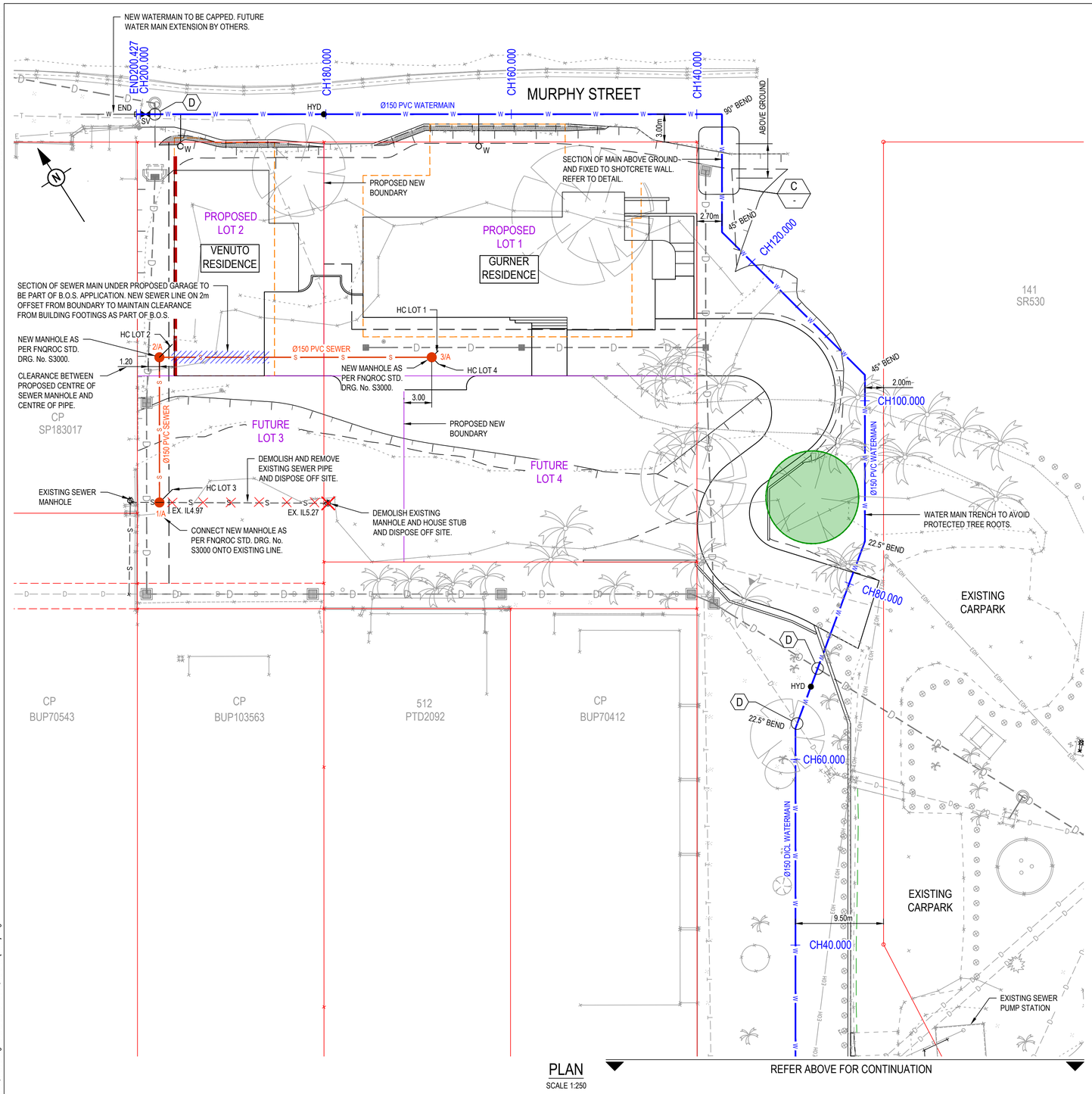
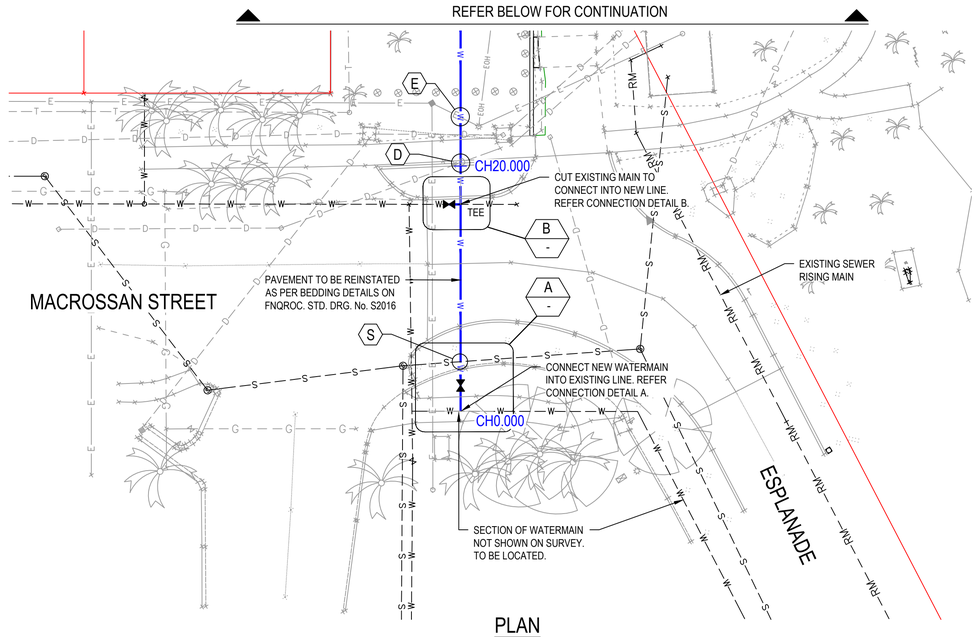
DRAWN: M. TICKNER
DESIGNED: M. TICKNER
APPROVED: G. APPLIN DATE
RPEQ 6073

CLIENT: GURNER TM NOMINEES PTY. LTD.
PROJECT: 69-73 MURPHY ST. PORT DOUGLAS
TITLE: CIVIL WORKS PACKAGE DRAINAGE DETAILS
STATUS: PRELIMINARY
SCALE: AS SHOWN\VN
SIZE: A1
DRAWING NUMBER: 22031-C010
REVISION: A

CAD File: E:\1. PROGRESSION\1. PROJECTS\22031 - Murphy Street, Port Douglas\CAD\22031-C009 & 10 [SW LS].dwg



PLAN
SCALE 1:250



PLAN
SCALE 1:250

LEGEND

EXISTING

- EXISTING LOT BOUNDARY
- EXISTING EASEMENT BOUNDARY
- EXISTING DRAINAGE LINE
- EXISTING WATER SERVICE
- EXISTING ELECTRICAL SERVICE (ABOVE GROUND)
- EXISTING ELECTRICAL SERVICE (UNDERGROUND)
- EXISTING SEWER LINE
- EXISTING SEWER RISING MAIN
- EXISTING GAS SERVICE

PROPOSED

- EXISTING WATER MAIN
- Ø150 PVC MAIN PN16
- WATER SERVICE CONNECTION (INSTALLATION BY COUNCIL)
- FIRE HYDRANT
- VALVE
- PROPOSED SEWER MAIN DN150 PVC SN8 (UNLESS NOTED OTHERWISE)
- SERVICE CROSSING
  - D - DRAINAGE
  - S - SEWERAGE
  - W - WATER

0 2.5 5 7.5 10 12.5m
SCALE 1:250 AT ORIGINAL SIZE

REV.	DATE	DESCRIPTION	DES.	APP.
C	30.03.2023	WATERMAIN ALIGNMENT AMENDED	MT	GA
B	09.03.2023	ENTRANCE AMENDED	MT	GA
A	23.02.2023	PRELIMINARY ISSUE	MT	GA

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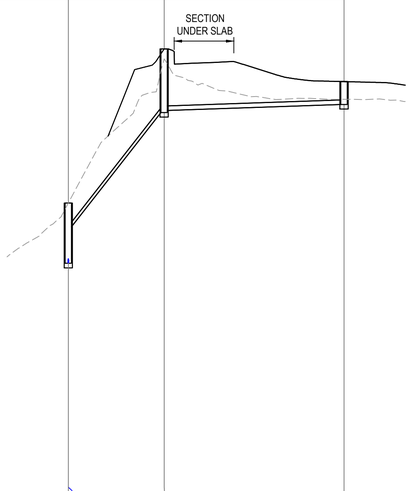
DRAWN: M. TICKNER
DESIGNED: M. TICKNER
APPROVED: G. APPLIN — DATE
RPEQ 6073

CLIENT: GURNER TM NOMINEES PTY. LTD.
PROJECT: 69-73 MURPHY ST. PORT DOUGLAS
TITLE: CIVIL WORKS PACKAGE WATER & SEWER SERVICE PLAN
STATUS: PRELIMINARY
SCALE: AS SHOWN\VN
SIZE: A1
DRAWING NUMBER: 22031-C011
REVISION: C

DATE PLOTTED: 30 March 2023 10:11 PM BY : MTICK
CAD File: E:\1. PROGRESSION\1. PROJECTS\22031 - Murphy Street, Port Douglas\CAD\22031-C011, 12 & 13 [WAT].dwg

DATE PLOTTED: 30 March 2023 10:20 PM BY: MTICK

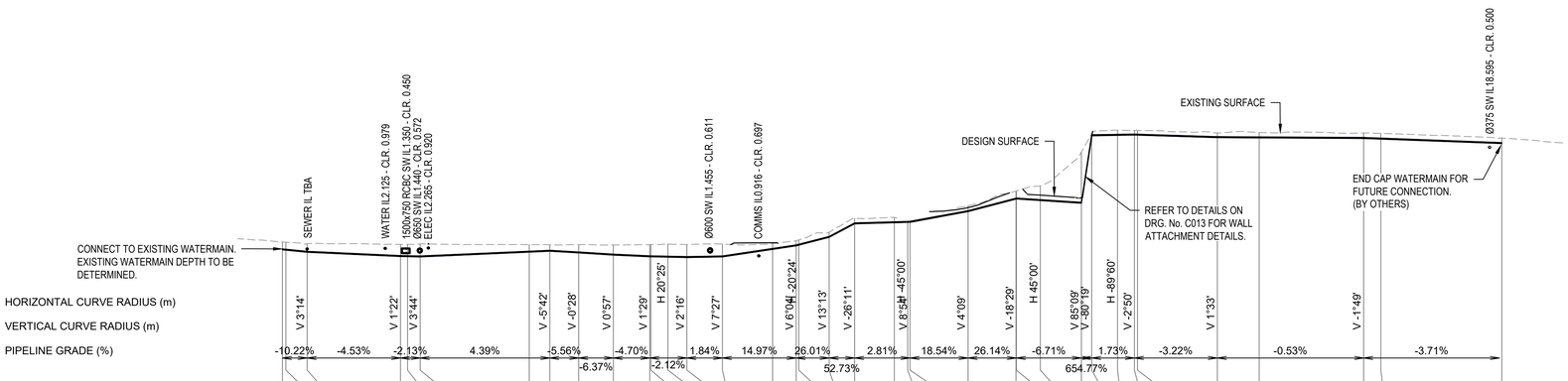
MAINTENANCE HOLE / SHAFT NAME	1/A	2/A	3/A
MH / MS COVER TYPE			
MH / MS TYPE	MH1050	MH1050	MH1050
DS MH / MS DROP TYPE			
LINE DEFLECTION & BRANCHES		90°	
PROPERTY CONNECTION TYPE			



DATUM RL	-4.000					
PROPERTY DESCRIPTION						
PIPE SIZE (mm), CLASS		150, uPVC SN8		150, uPVC SN8		
GRADE (1 IN X)		4.19		150.15		
LENGTH		15.642		29.369		
EMBEDMENT TYPE						
FINISHED (& EXISTING) SURFACE LEVEL	6.976	(6.976)	12.007	(11.680)	10.941	(10.364)
DEPTH OF INVERT BELOW FSL	0.776	0.776	2.074	2.009	0.747	
INVERT LEVEL	6.200	6.200	9.933	9.998	10.193	
CHAINAGE	0.000	0.000	15.642		45.012	

5.010
EXISTING SEWER 150mm IL5.01

LINE A



SERVICE & UTILITY DATA

DATUM RL = -47.900

SURFACE LEVEL	3.178	3.154	2.896	2.792	2.804	2.862	2.749	2.725	2.750	2.696	2.748	2.753	2.864	2.763	2.836	2.925	3.401	3.529	4.781	7.053	7.222	9.127	11.548	11.572	12.396	17.983	20.999	21.563	21.534	21.529	21.130	21.189	21.114	21.041	20.285
DEPTH OF INVERT BELOW SURFACE LEVEL	1.278	1.312	1.410	2.001	2.038	2.139	1.240	1.067	1.356	1.665	1.999	2.007	2.178	2.143	2.108	0.964	0.859	0.880	0.834	0.893	0.879	0.941	1.305	1.309	2.397	8.437	0.341	0.831	0.753	0.765	0.789	0.884	0.900	0.932	
INVERT LEVEL	1.900	1.842	1.486	0.791	0.766	0.722	1.510	1.658	1.394	1.031	0.749	0.745	0.886	0.620	0.727	1.961	2.542	2.649	3.947	6.160	6.343	6.405	6.415	8.186	10.243	10.263	9.999	9.547	20.659	20.733	20.781	20.764	20.341	20.305	20.214	20.109	
PIPELINE CHAINAGE	0.00	0.50	3.481	18.839	20	22.063	40	43.375	48.127	53.829	59.815	60	62.791	65.916	71.759	80	83.885	84.295	89.289	93.484	100	102.212	102.581	112.134	120	120.078	124.009	130.755	132.452	136.716	139.488	140	153.107	160	177.169	180	200.427

A1 SCALE: H 1:500, V 1:500

LONGITUDINAL SECTION - WATERMAIN

REV.	DATE	DESCRIPTION	DES.	APP.
B	30.03.2023	WATERMAIN ALIGNMENT AMENDED	MT	GA
A	23.02.2023	PRELIMINARY ISSUE	MT	GA

RPEQ ENGINEER:

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DESIGN & DOCUMENTATION:

PROGRESSION DESIGN & DEVELOPMENT

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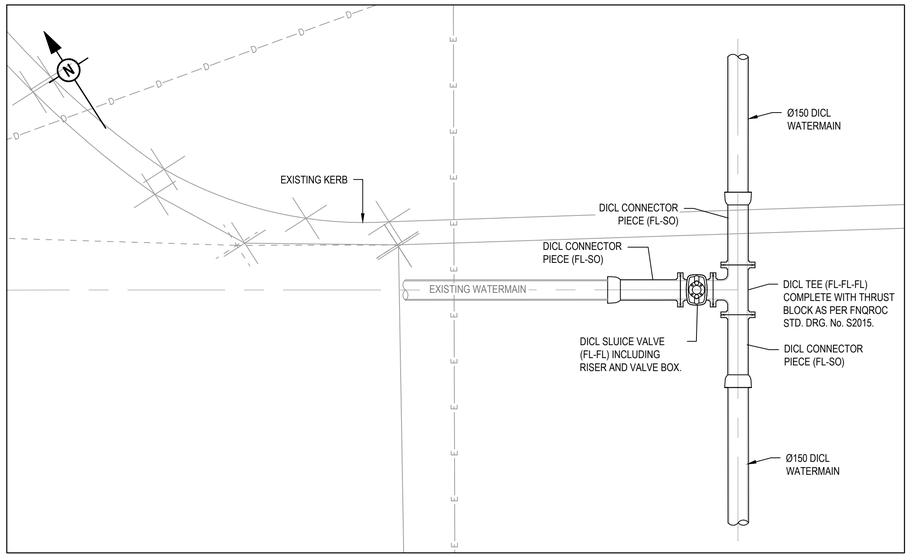
DRAWN: M. TICKNER
DESIGNED: M. TICKNER
APPROVED: G. APPLIN DATE
RPEQ 6073

CLIENT: GURNER TM NOMINEES PTY. LTD.
PROJECT: 69-73 MURPHY ST. PORT DOUGLAS
TITLE: CIVIL WORKS PACKAGE
WATER & SEWER LONGSECTIONS

STATUS: PRELIMINARY
SCALE: AS SHOWN'VN
SIZE: A1
DRAWING NUMBER: 22031-C012
REVISION: B

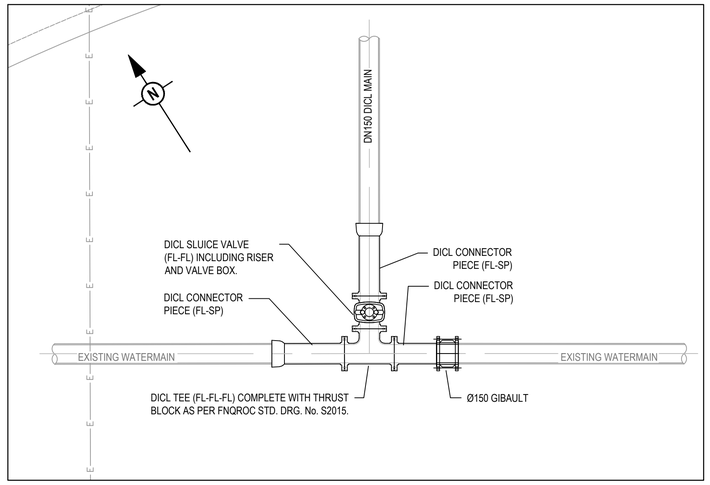
CAD File: E:\1. PROGRESSION\1. PROJECTS\22031 - Murphy Street, Port Douglas\CAD\22031-C011, 12 & 13 [WAT].dwg



DETAIL B - PLAN
WATERMAIN CONNECTION 2

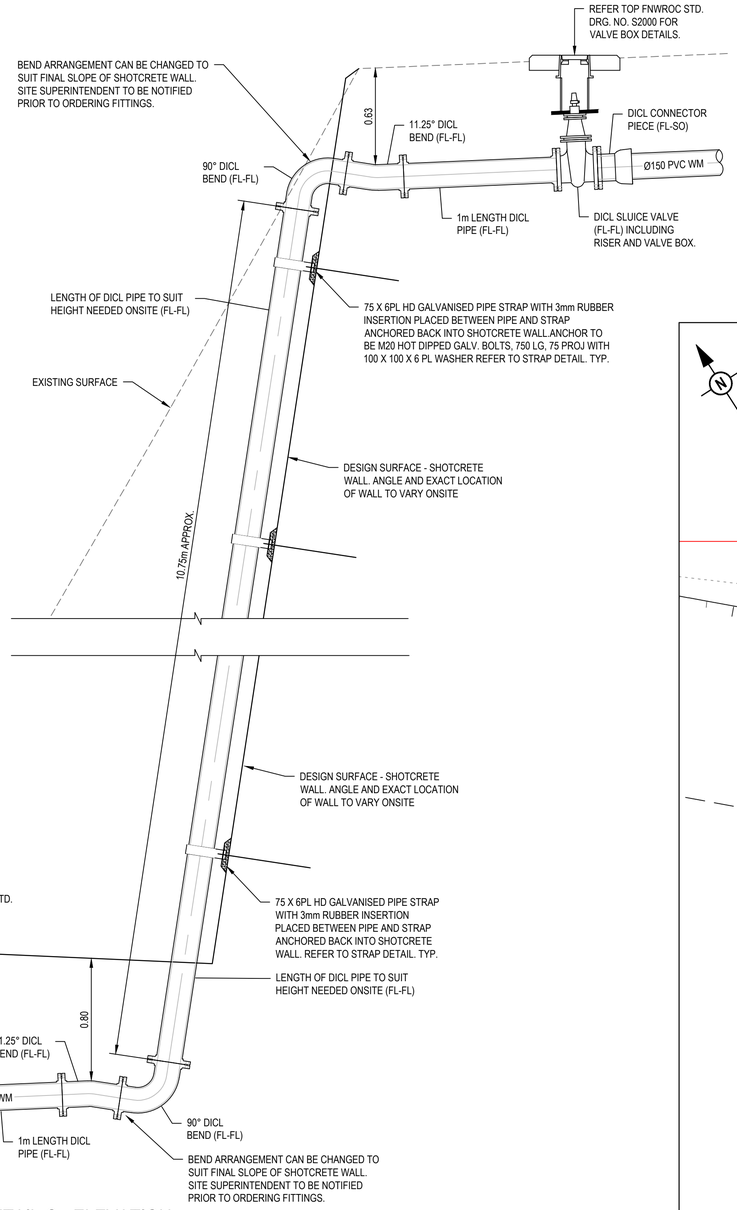
SCALE 1:25

NOTE:
ALL PIPEWORK DN150 ONO.



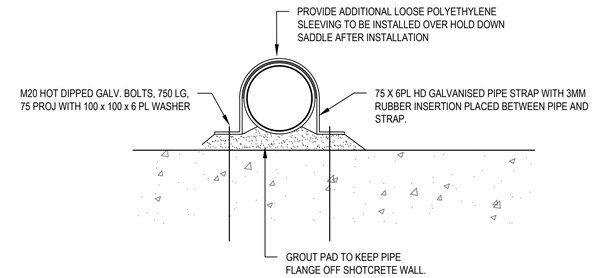
DETAIL A - PLAN
WATERMAIN CONNECTION 1

SCALE 1:25



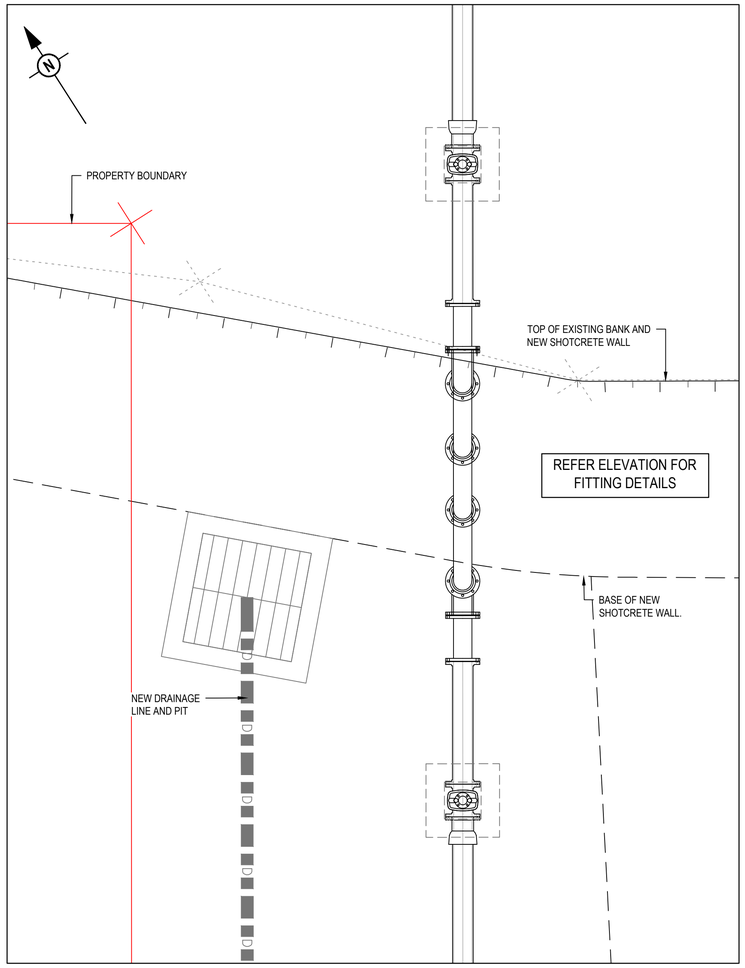
DETAIL C - ELEVATION
WALL MOUNTED WATERMAIN

SCALE 1:20



DETAIL - PIPE WALL STRAP

SCALE 1:10



DETAIL C - PLAN
WALL MOUNTED WATERMAIN

SCALE 1:25

0 0.2 0.4 0.6 0.8 1.0m
SCALE 1:20 AT ORIGINAL SIZE

0 0.5 1.0 1.5 2.0 2.5m
SCALE 1:50 AT ORIGINAL SIZE

REV.	DATE	DESCRIPTION	DES.	APP.
B	30.02.2023	WATERMAIN ALIGNMENT AMENDED	MT	GA
A	23.02.2023	PRELIMINARY	MT	GA

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DRAWN: M. TICKNER
DESIGNED: M. TICKNER
APPROVED: G. APPLIN — DATE
RPEQ 6073

CLIENT: **GURNER TM NOMINEES PTY. LTD.**
PROJECT: **69-73 MURPHY ST. PORT DOUGLAS**
TITLE: **CIVIL WORKS PACKAGE WATER & SEWER DETAILS**
STATUS: **PRELIMINARY**
SCALE: AS SHOWN'VN
SIZE: A1
DRAWING NUMBER: **22031-C013**
REVISION: **B**

DATE PLOTTED: 30 March 2023 10:12 PM BY: MTICK
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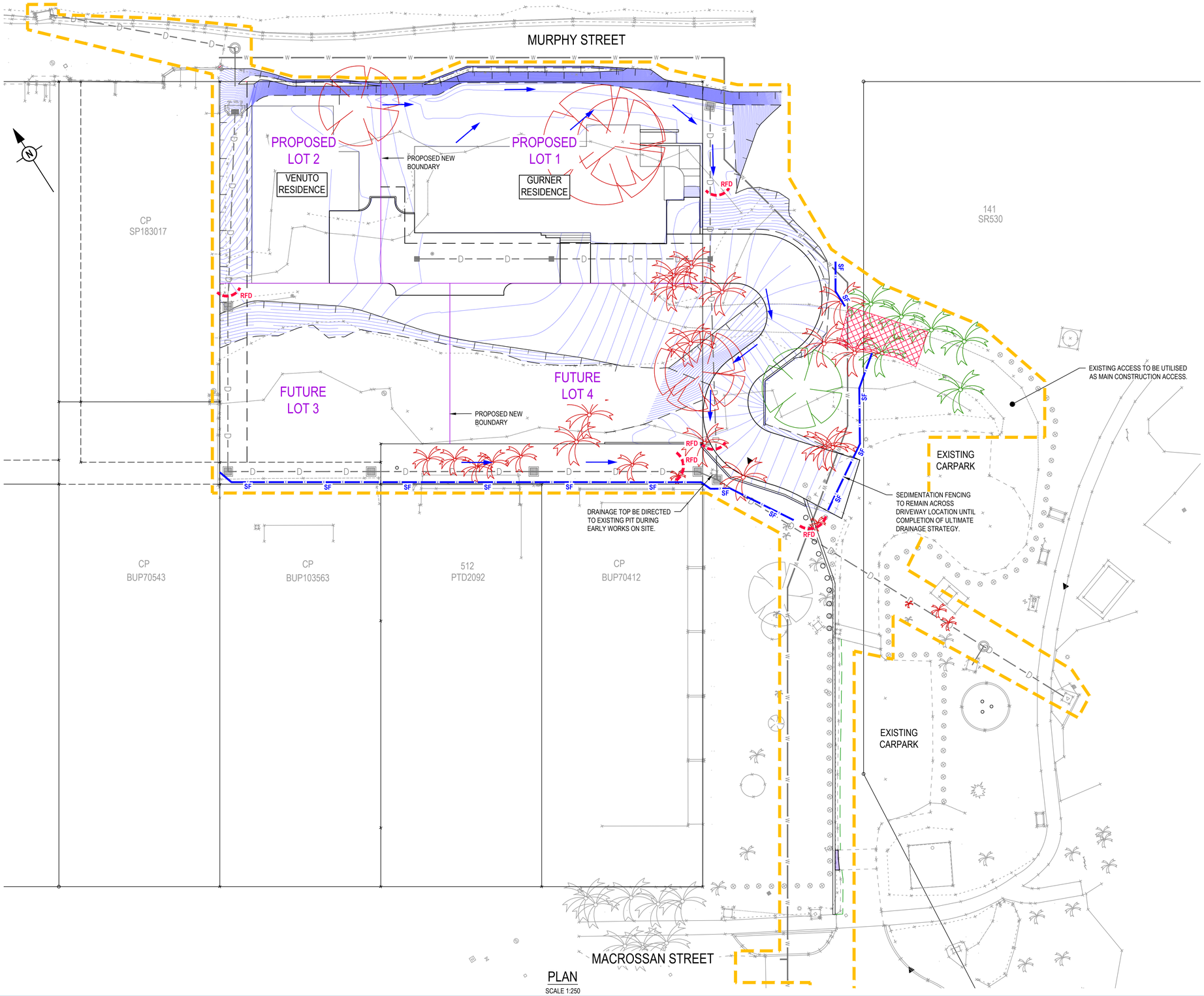
DATE PLOTTED: 30 March 2023 10:13 PM BY: MTICK



PLAN
SCALE 1:250

LEGEND:

EXISTING

- EXISTING LOT BOUNDARY
- EXISTING EASEMENT BOUNDARY
- 24.0 — EXISTING CONTOUR (1m INTERVAL)
- D — EXISTING DRAINAGE LINE
- W — EXISTING WATER SERVICE
- EOH — EXISTING ELECTRICAL SERVICE (ABOVE GROUND)
- E — EXISTING ELECTRICAL SERVICE (UNDERGROUND)
- S — EXISTING SEWER LINE
- RM — EXISTING SEWER RISING MAIN
- G — EXISTING GAS SERVICE

PROPOSED

- EXTENT OF DISTURBANCE
- TEMPORARY CONSTRUCTION ENTRY / EXIT
- SF — SEDIMENT FENCING
- RFD — ROCK FILTER DAM
- TREE TO BE RETAINED (REFER PLAN No. C003 FOR DETAILS)
- TREE TO BE REMOVED (REFER PLAN No. C003 FOR DETAILS)

0 2.5 5 7.5 10 12.5m
SCALE 1:250 AT ORIGINAL SIZE

REV.	DATE	DESCRIPTION	DES.	APP.
C	30.03.2023	GENERAL AMENDMENTS	MT	GA
B	09.03.2023	ENTRANCE AMENDED	MT	GA
A	23.02.2023	PRELIMINARY ISSUE	MT	GA

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DRAWN: M. TICKNER
DESIGNED: M. TICKNER
APPROVED: G. APPLIN — DATE
RPEQ 6073

CLIENT: GURNER TM NOMINEES PTY. LTD.
PROJECT: 69-73 MURPHY ST. PORT DOUGLAS
STATUS: PRELIMINARY
TITLE: CIVIL WORKS PACKAGE
EROSION & SED. CONTROL PLAN
SCALE: AS SHOWN\VN
SIZE: A1
DRAWING NUMBER: 22031-C014
REVISION: C

CAD File: E:\1. PROGRESSION\1. PROJECTS\22031 - Murphy Street, Port Douglas\CAD\22031-C014 & 15 [ESC].dwg

SEDIMENT FENCE

MATERIAL

FABRIC:
POLYPROPYLENE, POLYAMIDE, NYLON, POLYESTER, OR POLYETHYLENE WOVEN OR NON-WOVEN FABRIC, AT LEAST 700mm IN WIDTH AND A MINIMUM UNIT WEIGHT OF 140GSM. ALL FABRICS TO CONTAIN ULTRAVIOLET INHIBITORS AND STABILISERS TO PROVIDE A MINIMUM OF 6 MONTHS OF USEABLE CONSTRUCTION LIFE (ULTRAVIOLET STABILITY EXCEEDING 70%).

FABRIC REINFORCEMENT:
WIRE OR STEEL MESH MINIMUM 14-GAUGE WITH A MAXIMUM MESH SPACING OF 200mm.

SUPPORT POSTS/STAKES:
1500mm² (MIN) HARDWOOD, 2500mm² (MIN) SOFTWOOD, OR 1.5kg/m (MIN) STEEL STAR PICKETS SUITABLE FOR ATTACHING FABRIC.

INSTALLATION

1. REFER TO APPROVED PLANS FOR LOCATION, EXTENT AND REQUIRED TYPE OF FABRIC (IF SPECIFIED). IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, EXTENT, FABRIC TYPE, OR METHOD OF INSTALLATION CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
2. TO THE MAXIMUM DEGREE PRACTICAL, AND WHERE THE PLANS ALLOW, ENSURE THE FENCE IS LOCATED:
   i. TOTALLY WITHIN THE PROPERTY BOUNDARIES;
   ii. ALONG A LINE OF CONSTANT ELEVATION WHEREVER PRACTICAL;
   iii. AT LEAST 2m FROM THE TOE OF ANY FILLING OPERATIONS THAT MAY RESULT IN SHIFTING SOIL/FILL DAMAGING THE FENCE.
3. INSTALL RETURNS WITHIN THE FENCE AT MAXIMUM 20m INTERVALS IF THE FENCE IS INSTALLED ALONG THE CONTOUR, OR 5 TO 10m MAXIMUM SPACING (DEPENDING ON SLOPE) IF THE FENCE IS INSTALLED AT AN ANGLE TO THE CONTOUR. THE 'RETURNS' SHALL CONSIST OF EITHER:
   i. V-SHAPED SECTION EXTENDING AT LEAST 1.5m UP THE SLOPE; OR
   ii. SANDBAG OR ROCK/AGGREGATE CHECK DAM A MINIMUM 1/3 AND MAXIMUM 1/2 FENCE HEIGHT, AND EXTENDING AT LEAST 1.5m UP THE SLOPE.
4. ENSURE THE EXTREME ENDS OF THE FENCE ARE TURNED UP THE SLOPE AT LEAST 1.5m, OR AS NECESSARY, TO MINIMISE WATER BYPASSING AROUND THE FENCE.
5. ENSURE THE SEDIMENT FENCE IS INSTALLED IN A MANNER THAT AVOIDS THE CONCENTRATION OF FLOW ALONG THE FENCE, AND THE UNDESIRABLE DISCHARGE OF WATER AROUND THE ENDS OF THE FENCE.
6. IF THE SEDIMENT FENCE IS TO BE INSTALLED ALONG THE EDGE OF EXISTING TREES, ENSURE CARE IS TAKEN TO PROTECT THE TREES AND THEIR ROOT SYSTEMS DURING INSTALLATION OF THE FENCE. DO NOT ATTACH THE FABRIC TO THE TREES.
7. UNLESS DIRECTED BY THE SITE SUPERVISOR OR THE APPROVED PLANS, EXCAVATE A 200mm WIDE BY 200mm DEEP TRENCH ALONG THE PROPOSED FENCE LINE, PLACING THE EXCAVATED MATERIAL ON THE UP-SLOPE SIDE OF THE TRENCH.
8. ALONG THE LOWER SIDE OF THE TRENCH, APPROPRIATELY SECURE THE STAKES INTO THE GROUND SPACED NO GREATER THAN 3m IF SUPPORTED BY A TOP SUPPORT WIRE OR WEIR MESH BACKING, OTHERWISE NO GREATER THAN 2m.
9. IF SPECIFIED, SECURELY ATTACH THE SUPPORT WIRE OR MESH TO THE UP-SLOPE SIDE OF THE STAKES WITH THE MESH EXTENDING AT LEAST 200mm INTO THE EXCAVATED TRENCH, ENSURE THE MESH AND FABRIC IS ATTACHED TO THE UP-SLOPE SIDE OF THE STAKES EVEN WHEN DIRECTING A FENCE AROUND A CORNER OR SHARP CHANGE OF DIRECTION.
10. WHEREVER POSSIBLE, CONSTRUCT THE SEDIMENT FENCE FROM A CONTINUOUS ROLL OF FABRIC. TO JOIN FABRIC EITHER:
    i. ATTACH EACH END TO TWO OVERLAPPING STAKES WITH THE FABRIC FOLDING AROUND THE ASSOCIATED STAKE ONE TURN, AND WITH THE TWO STAKES TIED TOGETHER WITH WIRE; OR
    ii. OVERLAP THE FABRIC TO THE NEXT ADJACENT SUPPORT POST.
11. SECURELY ATTACH THE FABRIC TO THE SUPPORT POSTS USING 25 X 12.5mm STAPLES, OR TIE WIRE AT MAXIMUM 150mm SPACING.
12. SECURELY ATTACH THE FABRIC TO THE SUPPORT WIRE/MESH (IF ANY) AT A MAXIMUM SPACING OF 1m.
13. ENSURE THE COMPLETED SEDIMENT FENCE IS AT 450mm, BUT NOT MORE THAN 700mm HIGH. IF A SPILL-THOUGH WEIR IS INSTALLED, ENSURE THE CREST OF THE WEIR IS AT LEAST 300mm ABOVE GROUND LEVEL.
14. BACKFILL THE TRENCH AND TAMP THE FILL TO FIRMLY ANCHOR THE BOTTOM OF THE FABRIC AND MESH TO PREVENT WATER FROM FLOWING UNDER THE FENCE.

ADDITIONAL REQUIREMENTS FOR THE INSTALLATION OF SPILL-THROUGH WEIR

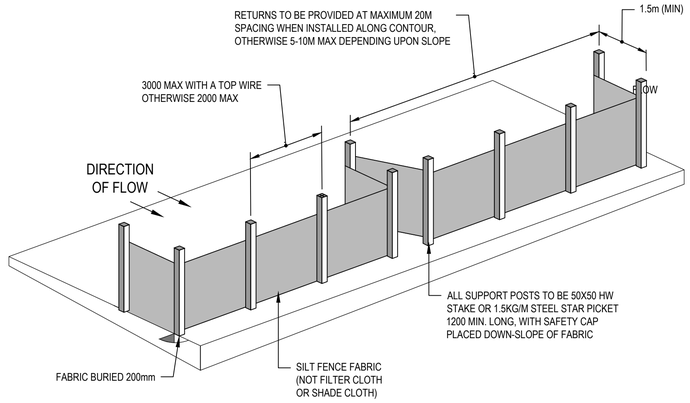
15. LOCATE THE SPILL -THROUGH WEIR SUCH THAT THE WEIR CREST WILL BE LOWER THAN THE GROUND LEVEL AT EACH END OF THE FENCE.
16. ENSURE THE CREST OF THE SPILL-THROUGH WEIR IS AT LEAST 300mm THE GROUND ELEVATION.
17. SECURELY TIE A HORIZONTAL CROSS MEMBER (WEIR) TO THE SUPPORT POSTS/STAKES EACH SIDE OF THE WEIR. CUT THE FABRIC DOWN THE SIDE OF EACH POST AND FOLD THE FABRIC OVER THE CROSS MEMBER AND APPROPRIATELY SECURE THE FABRIC.
18. INSTALL A SUITABLE SPLASH PAD AND/OR CHUTE IMMEDIATELY DOWN-SLOPE OF THE SPILL-THROUGH WEIR TO CONTROL SOIL EROSION AND APPROPRIATELY DISCHARGE THE CONCENTRATED FLOW PASSING OVER THE WEIR.

MAINTENANCE

19. INSPECT THE SEDIMENT FENCE AT LEAST WEEKLY AND AFTER ANY SIGNIFICANT RAIN. MAKE NECESSARY REPAIRS IMMEDIATELY.
20. REPAIR ANY TORN SECTIONS WITH A CONTINUOUS PIECE OF FABRIC FROM POST TO POST.
21. WHEN MAKING REPAIRS, ALWAYS RESTORE THE SYSTEM TO ITS ORIGINAL CONFIGURATION UNLESS AN AMENDED LAYOUT IS REQUIRED OR SPECIFIED.
22. IF THE FENCE IS SAGGING BETWEEN STAKES, INSTALL ADDITIONAL SUPPORT POSTS.
23. REMOVE ACCUMULATED SEDIMENT IF THE SEDIMENT DEPOSIT EXCEEDS A DEPTH OF 1/3 THE HEIGHT OF THE FENCE.
24. DISPOSE OF SEDIMENT IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.
25. REPLACE THE FABRIC IS THE SERVICE LIFE OF THE EXISTING FABRIC EXCEEDS 6 MONTHS.

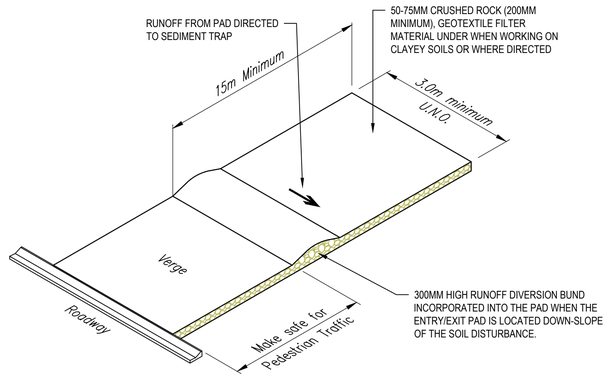
REMOVAL

26. WHEN DISTURBED AREAS UP-SLOPE OF THE SEDIMENT FENCE ARE SUFFICIENTLY STABILISED TO RESTRAIN EROSION, THE FENCE MUST BE REMOVED.
27. REMOVE MATERIALS AND COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.
28. REHABILITATE/REVEGETATE THE DISTURBED GROUND AS NECESSARY TO MINIMISE THE EROSION HAZARD.



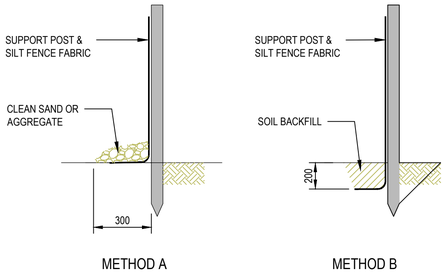
SEDIMENT FENCE

NOT TO SCALE



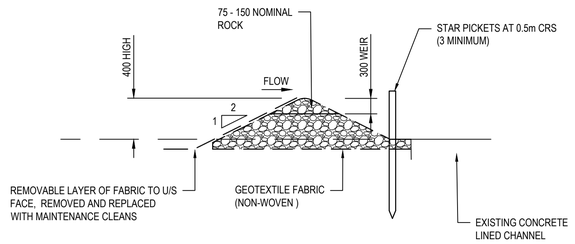
TEMPORARY CONSTRUCTION ENTRY / EXIT

NOT TO SCALE



ANCHORING BASE OF FABRIC

NOT TO SCALE



ROCK FILTER DAM

NOT TO SCALE

ROCK FILTER DAM

MATERIALS

ROCK:
75 TO 100mm NOMINAL DIAMETER, HARD, EROSION RESISTANT ROCK.

GEOTEXTILE FABRIC:
HEAVY-DUTY, NEEDLE-PUNCHES, NON-WOVEN FILTER CLOTH ('BIDIM' A24 OR EQUIVALENT).

INSTALLATION

1. REFER TO APPROVED PLANS FOR LOCATION AND INSTALLATION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
2. PRIOR TO PLACEMENT OF THE FILTER DAM, ENSURE THE TYPE AND SIZE OF EACH CHECK DAMS WILL NOT CAUSE A SAFETY HAZARD OR CAUSE WATER TO SPILL OUT OF THE DRAIN.
3. CONSTRUCT THE FILTER DAM TO THE DIMENSIONS AND PROFILE SHOWN WITHIN THE APPROVED PLAN.
4. WHERE SPECIFIED, THE FILTER DAM SHALL BE CONSTRUCTED ON A SHEET OF GEOTEXTILE FABRIC USED AS A DOWNSTREAM SPLASH PAD.

MAINTENANCE

1. INSPECT EACH FILTER DAM AND THE DRAINAGE CHANNEL AT LEAST WEEKLY AND AFTER RUNOFF-PRODUCING RAINFALL.
2. CHECK FOR DISPLACEMENT OF THE FILTER DAM
3. CHECK FOR SOIL SCOUR AROUND THE ENDS OF THE FILTER DAM. IF SUCH EROSION IS OCCURRING, CONSIDER EXTENDING THE WIDTH OF THE FILTER DAM TO AVOID SUCH PROBLEMS.
4. IF SEVERE SOIL EROSION OCCURS EITHER UNDER OR AROUND THE FILTER DAM, THEN SEEK EXPERT ADVICE ON AN ALTERNATIVE TREATMENT MEASURE.
5. REMOVE AND SEDIMENT ACCUMULATED BY THE FILTER DAM, UNLESS IT IS INTENDED THAT THIS SEDIMENT WILL REMAIN WITHIN THE CHANNEL.
6. DISPOSE OF COLLECTED SEDIMENT IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.
7. REPLACE GEOFABRIC LAYER ON UPSTREAM FACE WITH A CLEAN LAYER AS REQUIRED.

REMOVAL

1. WHEN CONSTRUCTION WORK WITHIN THE DRAINAGE AREA ABOVE THE FILTER DAM HAS BEEN COMPLETED, AND THE DISTURBED AREAS AND THE DRAINAGE CHANNEL ARE SUFFICIENTLY STABILISED TO RESTRAIN EROSION, ALL TEMPORARY CHECK DAMS MUST BE REMOVED.
2. REMOVE THE FILTER DAM AND ASSOCIATED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.

TEMPORARY CONSTRUCTION ENTRY / EXIT

MATERIAL

ROCK:
WELL GRADED, HARD, ANGULAR, EROSION RESISTANT ROCK, NOMINAL DIAMETER OF 50 TO 75mm (SMALL DISTURBANCES) OR 100 TO 150mm (LARGE DISTURBANCES). ALL REASONABLE MEASURES MUST BE TAKEN TO OBTAIN ROCK OF NEAR UNIFORM SIZE.

FOOTPATH STABILISING AGGREGATE:
25 TO 50mm GRAVEL OR AGGREGATE.

GEOTEXTILE FABRIC:
HEAVY-DUTY, NEEDLE-PUNCHES, NON-WOVEN FILTER CLOTH ('BIDIM' A24 OR EQUIVALENT).

INSTALLATION

1. REFER TO APPROVED PLANS FOR LOCATION AND DIMENSIONAL DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, DIMENSIONS, OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
2. CLEAR THE LOCATION OF THE ROCK PAD, REMOVING STUMPS, ROOTS AND OTHER VEGETATION TO PROVIDE A FIRM FOUNDATION SO THAT THE ROCK IS NOT PRESSED INTO SOFT GROUND. CLEAR SUFFICIENT WIDTH TO ALLOW PASSAGE OF LARGE VEHICLES, BUT CLEAR ONLY THAT NECESSARY FOR THE EXIT. DO NOT CLEAR ADJACENT AREAS UNTIL THE REQUIRED EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE.
3. IF THE EXPOSED SOIL IS SOFT, PLASTIC OR CLAYEY, PLACE A SUB-BASE OF CRUSHED ROCK OR A LAYER OF HEAVY-DUTY FILTER CLOTH TO PROVIDE A FIRM FOUNDATION.
4. PLACE THE ROCK PAD FORMING A MINIMUM 200mm THICK LAYER OF CLEAN, OPEN-VOID ROCK.
5. IF THE ASSOCIATED CONSTRUCTION SITE IS UP-SLOPE OF THE ROCK PAD, THUS CAUSING STORMWATER RUNOFF TO FLOW TOWARDS THE ROCK PAD, THEN FORM A MINIMUM 300mm HIGH FLOW CONTROL BERM ACROSS THE ROCK PAD TO DIVERT SUCH RUNOFF TO A SUITABLE SEDIMENT TRAP.
6. THE LENGTH OF THE ROCK PAD SHOULD BE AT LEAST 15M WHERE PRACTICABLE, AND AS WISE AS THE FULL WIDTH OF THE ENTRY OR EXIT AND AT LEAST 3m. THE ROCK PAD SHOULD COMMENCE AT THE EDGE OF THE OFF-SITE SEALED ROAD OR PAVEMENT.
7. FLARE THE END OF THE ROCK PAD WHERE IT MEETS THE PAVEMENT SO THAT THE WHEELS OF TURNING VEHICLES DO NOT TRAVEL OVER UNPROTECTED SOIL.
8. IF THE FOOTPATH IS OPEN TO PEDESTRIAN MOVEMENT, THE COVER THE COARSE ROCK WITH FINE AGGREGATE OR GRAVEL, OR OTHERWISE TAKE WHATEVER MEASURES ARE NEEDED TO MAKE THE AREA SAFE.

MAINTENANCE

9. INSPECT ALL SITE ENTRY AND EXIT POINTS PRIOR TO FORECAST RAIN, DAILY DURING EXTENDED PERIODS OF RAINFALL, AFTER RUNNOFF-PRODUCING RAINFALL, OR OTHERWISE AT FORTNIGHTLY INTERVALS.
10. IF SAND, SOIL, SEDIMENT OR MUD IS TRACKED OR WASHED ONTO THE ADJACENT SEALED ROADWAY, THEN SUCH MATERIAL MUST BE PHYSICALLY REMOVED, FIRST USING A SQUARE-EDGED SHOVEL, AND THEN A STIFF-BRISTLED BROOM, AND THEN BY A MECHANICAL VACUUM UNIT, IF AVAILABLE.
11. IF NECESSARY FOR SAFETY REASONS, THE ROADWAY SHALL ONLY BE WASHED CLEAN AFTER ALL REASONABLE EFFORTS HAVE BEEN TAKEN TO SHOVEL AND SWEEP THE MATERIAL FROM THE ROADWAY.
12. WHEN THE VOIDS BETWEEN THE ROCK BECOMES FILLED WITH MATERIAL AND THE EFFECTIVENESS OF THE ROCK PAD IS REDUCED TO A POINT WHERE SEDIMENT IS BEING TRACKED OFF THE SITE. A NEW 100MM LAYER OF ROCK MUST BE ADDED AND/OR THE ROCK PAD MUST BE EXTENDED.
13. ENSURE ANY ASSOCIATED DRAINAGE CONTROL MEASURES (e.g. FLOW CONTROL BERM) ARE MAINTAINED IN ACCORDANCE WITH THEIR DESIRED OPERATIONAL CONDITIONS.
14. DISPOSE OF SEDIMENT AND DEBRIS IN A MANNER THAT WILL NOT CREATE AN EROSION OR POLLUTION HAZARD.

REMOVAL

1. THE ROCK PAD SHOULD BE REMOVED ONLY AFTER IT IS NO LONGER NEEDED AS A SEDIMENT TRAP.
2. REMOVE MATERIALS AND COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.
3. RE-GRADE AND STABILISE THE DISTURBED GROUND AS NECESSARY TO MINIMISE THE EROSION HAZARD.

REV.	DATE	DESCRIPTION	DES.	APP.
A	23.02.2023	PRELIMINARY ISSUE	MT	GA

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DESIGNED: M. TICKNER
APPROVED: G. APPLIN DATE
RPEQ 6073

CLIENT: GURNER TM NOMINEES PTY. LTD.
PROJECT: 69-73 MURPHY ST. PORT DOUGLAS
TITLE: CIVIL WORKS PACKAGE EROSION & SED. CONTROL DETAILS
STATUS: PRELIMINARY
SCALE: AS SHOWN
SIZE: A1
DRAWING NUMBER: 22031-C015
REVISION: A

DATE PLOTTED: 23 February 2023 2:28 PM BY - MTICK
CAD File: E:\1. PROGRESSION\1. PROJECTS\22031 - Murphy Street, Port Douglas\CAD\22031-C014 & 15 [ESC].dwg

Reasons for Decision

The reasons for this decision are:

1. Sections 60, 62 and 63 of the *Planning Act 2016*:
   a. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
   b. to ensure compliance with the *Planning Act 2016*.
2. Findings on material questions of fact:
   a. the development application was properly lodged to the Douglas Shire Council on 27 March 2023 under s51 of the *Planning Act 2016* and Part 1 of the *Development Assessment Rules*;
   b. the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.
3. Evidence or other material on which findings were based:
   a. the development triggered assessable development under the Assessment Table associated with the Tourist Accommodation Zone Code;
   b. Council undertook an assessment in accordance with the provisions of s60, s62 and s63 of the *Planning Act 2016*; and
   c. the applicant's reasons have been considered and the following findings are made:
      i. The proposed use and built form is an acceptable outcome for the site which in in keeping with similar building heights and building setbacks of adjoining development. Plans of development have been modified during the assessment process to adequately address concerns raised over building height and vehicle access to the site; and
      ii. Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

Non-Compliance with Assessment Benchmarks

Benchmark Reference	Alternative Measure/Comment
Tourist Accommodation Zone	**The development does not meet the assessment benchmarks of AO1 and AO2 of the code as it relates to building height, setbacks, and site cover. However, the development is considered to meet the corresponding Performance Outcomes, as the development:** **(a) is of a similar height to the adjoining development to west being 67 Murphy Street;** **(b) is located on an existing benched site established as a result of previous quarry activities;** **(c) Flag staff hill forms the back drop of the development with building heights and building setbacks remaining consistent with existing building heights and established building setbacks along Murphy Street;**

	(d) provides acceptable building setbacks from the unconstructed road reserve. The presence of the driveway and landscaping treatments will achieve visual relief of the building when viewed from areas external to the site. **The development does not meet the assessment benchmarks of AO3.1 which limits the length of building to 30m. The development meets the corresponding Performance Outcome as the site is at the end of Murphy Street with the building façade of Dwelling 1 facing the vegetated bank of Flagstaff Hill.**

Extracts from the Planning Act 2016 - Making Representations During Applicant's Appeal Period

Division 2 Changing development approvals

Subdivision 1 Changes during appeal period

74 What this subdivision is about

(1) This subdivision is about changing a development approval before the applicant's appeal period for the approval ends.

(2) This subdivision also applies to an approval of a change application, other than a change application for a minor change to a development approval.

(3) For subsection (2), sections 75 and 76 apply—

(a) as if a reference in section 75 to a development approval were a reference to an approval of a change application; and

(b) as if a reference in the sections to the assessment manager were a reference to the responsible entity; and

(c) as if a reference in section 76 to a development application were a reference to a change application; and

(d) as if the reference in section 76(3)(b) to section 63(2) and (3) were a reference to section 83(4); and

(e) with any other necessary changes.

75 Making change representations

(1) The applicant may make representations (***change representations***) to the assessment manager, during the applicant's appeal period for the development approval, about changing—

(a) a matter in the development approval, other than—

(i) a matter stated because of a referral agency's response; or

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(ii) a development condition imposed under a direction made by the Minister under chapter 3, part 6, division 2; or

(b) if the development approval is a deemed approval—the standard conditions taken to be included in the deemed approval under section 64(8)(c).

(2) If the applicant needs more time to make the change representations, the applicant may, during the applicant's appeal period for the approval, suspend the appeal period by a notice given to the assessment manager.

(3) Only 1 notice may be given.

(4) If a notice is given, the appeal period is suspended—

(a) if the change representations are not made within a period of 20 business days after the notice is given to the assessment manager—until the end of that period; or

(b) if the change representations are made within 20 business days after the notice is given to the assessment manager, until—

(i) the applicant withdraws the notice, by giving another notice to the assessment manager; or

(ii) the applicant receives notice that the assessment manager does not agree with the change representations; or

(iii) the end of 20 business days after the change representations are made, or a longer period agreed in writing between the applicant and the assessment manager.

(5) However, if the assessment manager gives the applicant a negotiated decision notice, the appeal period starts again on the day after the negotiated decision notice is given.

76 Deciding change representations

(1) The assessment manager must assess the change representations against and having regard to the matters that

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must be considered when assessing a development application, to the extent those matters are relevant.

(2) The assessment manager must, within 5 business days after deciding the change representations, give a decision notice to—

(a) the applicant; and

(b) if the assessment manager agrees with any of the change representations—

(i) each principal submitter; and

(ii) each referral agency; and

(iii) if the assessment manager is not a local government and the development is in a local government area—the relevant local government; and

(iv) if the assessment manager is a chosen assessment manager—the prescribed assessment manager; and

(v) another person prescribed by regulation.

(3) A decision notice (a ***negotiated decision notice***) that states the assessment manager agrees with a change representation must—

(a) state the nature of the change agreed to; and

(b) comply with section 63(2) and (3).

(4) A negotiated decision notice replaces the decision notice for the development application.

(5) Only 1 negotiated decision notice may be given.

(6) If a negotiated decision notice is given to an applicant, a local government may give a replacement infrastructure charges notice to the applicant.

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Extracts from the Planning Act 2016 – Appeal Rights

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

(i) either a tribunal or the P&E Court; or

(ii) only a tribunal; or

(iii) only the P&E Court; and

(b) the person—

(i) who may appeal a matter (the ***appellant***); and

(ii) who is a respondent in an appeal of the matter; and

(iii) who is a co-respondent in an appeal of the matter; and

(iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

(3) The ***appeal period*** is—

(a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or

(b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

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(d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or

(e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or

(f) for an appeal relating to the *Plumbing and Drainage Act 2018*—

(i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or

(ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or

(iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or

(iv) otherwise—20 business days after the day the notice is given; or

(g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.

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(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

(6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—

(a) the adopted charge itself; or

(b) for a decision about an offset or refund—

(i) the establishment cost of trunk infrastructure identified in a LGIP; or

(ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

(1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—

(a) is in the approved form; and

(b) succinctly states the grounds of the appeal.

(2) The notice of appeal must be accompanied by the required fee.

(3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—

(a) the respondent for the appeal; and

(b) each co-respondent for the appeal; and

(c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and

(d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and

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(e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and

(f) for an appeal to the P&E Court—the chief executive; and

(g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.

(4) The ***service period*** is—

(a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or

(b) otherwise—10 business days after the appeal is started.

(5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).

(6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—

(a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or

(b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.

(7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

(1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

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(2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.

(3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section—

decision includes—

(a) conduct engaged in for the purpose of making a decision; and

(b) other conduct that relates to the making of a decision; and

(c) the making of a decision or the failure to make a decision; and

(d) a purported decision; and

(e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

(a) is final and conclusive; and

(b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and

(c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

(1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.

(2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

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DOUGLAS
SHIRE COUNCIL

PO Box 723 Mossman Qld 4873
www.douglas.qld.gov.au
enquiries@douglas.qld.gov.au
ABN 71 241 237 800

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

1 June 2023

Enquiries: Neil Beck
Our Ref: CA 2023_5316 (1160590)
Your Ref: 20-12/001232

Port Douglas by Gurner Pty Ltd
C/- Planning Plus
PO Box 399
REDLYNCH QLD 4870

Dear Evan

Adopted Infrastructure Charge Notice
For Combined Application for Material Change of Use - 4 x dwelling houses & Reconfiguring a Lot (2 Lots into 4 Lots & Access Easement) 69 – 73 Murphy Street PORT DOUGLAS

Please find attached the Adopted Infrastructure Charges Notice issued in accordance with section 119 of the *Planning Act 2016.*

The amount in the Adopted Infrastructure Charges Notice has been calculated according to Council's Adopted Infrastructure Charges Resolution.

Please also find attached extracts from the Act regarding the following:

- your right to make representations to Council about the Adopted Infrastructure Charges Notice; and
- your Appeal rights with respect to the Adopted Infrastructure Charges Notice.

Please quote Council's application number: CA 2023_5316 in all subsequent correspondence relating to this matter.

Should you require any clarification regarding this, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully

Paul Hoye
Manager Environment & Planning

encl.

- Adopted Infrastructure Charges Notice
- Rights to Make Representations and Appeals Regarding Infrastructure Charges

DOUGLAS SHIRE COUNCIL

2018 Douglas Shire Planning Scheme version 1.0 Applications

ADOPTED INFRASTRUCTURE CHARGES NOTICE

Port Douglas By Gurner Pty Ltd		**0**	**0**
DEVELOPERS NAME		ESTATE NAME	STAGE
69 Murphy Street and 71-73 Murphy Street	**Port Douglas**	**Lot 516 on PTD2094 and Lot 2 on RP724836**	**2344 and 2343**
STREET No. & NAME	**SUBURB**	LOT & RP No.s	PARCEL No.
Combined Application	**Port Douglas**	**CA 2023_5316**	**6**
DEVELOPMENT TYPE		COUNCIL FILE NO.	VALIDITY PERIOD (year)
1158121	**1**	**Payment before commencement of use for MCU; and Prior to signing and sealing of survey form for ROL**	
DSC Reference Doc . No.	VERSION No.		

Infrastructure Charges as resolved by Council at the Ordinary Meeting held on 23 February 2021 (Came into effect on 1 March 2021)

		Charge per Use	$ Rate	Floor area/No.	Amount	Amount Paid	Receipt Code & GL Code
Proposed Demand							
Residential	Dwelling_house	$_per_3_or_more_bedroom_dwelling	25,314.98	4	$101,259.92		
	Total Demand				**$101,259.92**		
Credit							
Existing land use							**Prior arrangement for online payment via invoicing - see below.**
3 or more bedroom dwelling	1 lot	$_per_3_or_more_bedroom_dwelling	25,314.98	2	$50,629.96		
	Total Credit				**$50,629.96**		**Code 895 GL GL7500.135.825**
	Required Payment or Credit		**TOTAL**		**$50,629.96**		

Prepared by	**Rebecca Taranto**	**19-May-23**	**Amount Paid**	
Checked by	**Neil Beck**	**19-May-23**	**Date Paid**	
Date Payable	**ROL - Before the Local Government approves the plan of subdivision** **MCU - prior to the commencement of use**		**Receipt No.**	
Amendments		**Date**	**Cashier**	

Note:

The Infrastructure Charges in this Notice are payable in accordance with Sections 119 and 120 of the *Planning Act 2016* *as from Council's resolution from the Ordinary Meeting held on 23 February 2021.*

Charge rates under the Policy are subject to indexing.
Any Infrastructure Agreement for trunk works must be determined and agreed to prior to issue of Development Permit for Operational Work.

Charges are payable to: Douglas Shire Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Douglas Shire Council, PO Box 723, Mossman QLD 4873. Cheques must be made payable to Douglas Shire Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will not be accepted.

If you seek to pay online, please request an invoice to be issued via enquiries@douglas.qld.gov.au

Any enquiries regarding Infrastructure Charges can be directed to the Development & Environment, Douglas Shire Council on 07 4099 9444 or by email on enquiries@douglas.qld.gov.au

Extracts from the Planning Act 2016 – Making Representations during Applicant's Appeal Period

Subdivision 5 Changing charges during relevant appeal period

124 Application of this subdivision

This subdivision applies to the recipient of an infrastructure charges notice given by a local government.

125 Representations about infrastructure charges notice

(1) During the appeal period for the infrastructure charges notice, the recipient may make representations to the local government about the infrastructure charges notice.

(2) The local government must consider the representations.

(3) If the local government—

(a) agrees with a representation; and

(b) decides to change the infrastructure charges notice;

the local government must, within 10 business days after making the decision, give a new infrastructure charges notice (a ***negotiated notice***) to the recipient.

(4) The local government may give only 1 negotiated notice.

(5) A negotiated notice—

(a) must be in the same form as the infrastructure charges notice; and

(b) must state the nature of the changes; and

(c) replaces the infrastructure charges notice.

(6) If the local government does not agree with any of the representations, the local government must, within 10 business days after making the decision, give a decision notice about the decision to the recipient.

(7) The appeal period for the infrastructure charges notice starts again when the local government gives the decision notice to the recipient.

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126 Suspending relevant appeal period

(1) If the recipient needs more time to make representations, the recipient may give a notice suspending the relevant appeal period to the local government.

(2) The recipient may give only 1 notice.

(3) If the representations are not made within 20 business days after the notice is given, the balance of the relevant appeal period restarts.

(4) If representations are made within the 20 business days and the recipient gives the local government a notice withdrawing the notice of suspension, the balance of the relevant appeal period restarts the day after the local government receives the notice of withdrawal.

Division 3 Development approval conditions about trunk infrastructure

Subdivision 1 Conditions for necessary trunk infrastructure

127 Application and operation of subdivision

(1) This subdivision applies if—

(a) trunk infrastructure—

(i) has not been provided; or

(ii) has been provided but is not adequate; and

(b) the trunk infrastructure is or will be located on—

(i) premises (the ***subject premises***) that are the subject of a development application, whether or not the infrastructure is necessary to service the subject premises; or

(ii) other premises, but is necessary to service the subject premises.

Authorised by the Parliamentary Counsel

Extracts from the Planning Act 2016 –Appeal Rights

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

(i) either a tribunal or the P&E Court; or

(ii) only a tribunal; or

(iii) only the P&E Court; and

(b) the person—

(i) who may appeal a matter (the ***appellant***); and

(ii) who is a respondent in an appeal of the matter; and

(iii) who is a co-respondent in an appeal of the matter; and

(iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

(3) The ***appeal period*** is—

(a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or

(b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

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(d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or

(e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or

(f) for an appeal relating to the *Plumbing and Drainage Act 2018*—

(i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or

(ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or

(iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or

(iv) otherwise—20 business days after the day the notice is given; or

(g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.

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(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

(6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—

(a) the adopted charge itself; or

(b) for a decision about an offset or refund—

(i) the establishment cost of trunk infrastructure identified in a LGIP; or

(ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

(1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—

(a) is in the approved form; and

(b) succinctly states the grounds of the appeal.

(2) The notice of appeal must be accompanied by the required fee.

(3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—

(a) the respondent for the appeal; and

(b) each co-respondent for the appeal; and

(c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and

(d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and

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(e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and

(f) for an appeal to the P&E Court—the chief executive; and

(g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.

(4) The ***service period*** is—

(a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or

(b) otherwise—10 business days after the appeal is started.

(5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).

(6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—

(a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or

(b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.

(7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

(1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

Authorised by the Parliamentary Counsel

(2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.

(3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section—

decision includes—

(a) conduct engaged in for the purpose of making a decision; and

(b) other conduct that relates to the making of a decision; and

(c) the making of a decision or the failure to make a decision; and

(d) a purported decision; and

(e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

(a) is final and conclusive; and

(b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and

(c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

(1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.

(2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

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Annexure 3: Revised Drawing Set

REVISED DA DRAWINGS

DRG No.	DRAWING NAME	REV ID	ISSUE DATE	STATUS
DA-01	COVER	DA-F	23/8/2023, 2:07 ...	
DA-02	SITE PLAN	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-03	GROUND FLOOR LEVEL	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-04	FIRST FLOOR LEVEL	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-05	SECOND FLOOR LEVEL	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-06	THIRD FLOOR LEVEL	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-07	ROOF LEVEL	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-08	SECTION 01	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-09	SECTION 02	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-10	SECTION 03	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-11	SECTION 04	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-12	SECTION 05	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-13	SECTION 06	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-14	SECTION L1	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-15	SECTION L2	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-16	ELEVATIONS	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-17	ELEVATIONS	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-18	ELEVATIONS	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-19	AREAS ANALYSIS	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-20	FINISHES VISUALISATIONS	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-21	FINISHES VISUALISATIONS	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-22	PARK PERSPECTIVE	DA-F	23/8/2023, 2:07 ...	DA REVISED SET
DA-23	CAR PARK PERSPECTIVE	DA-F	23/8/2023, 2:07 ...	DA REVISED SET

SITE PLAN - STAGE 2

SCALE1:200

IMPORTANT NOTES

THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.

DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR.

THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS.

ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.

CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

DA REVISED SET

RevID	ChID	CHANGE DESCRIPTION	DATE
DA_B			20/12/2022
DA_C			30/3/2023
DA_D			11/4/2023
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SCALE	DRAWN	CHECKED
1:200	JR; KS	G.H.

SHEET SIZE	DRAWING STATUS
A1	DA REVISED SET

TITLE: **SET - SITE PLAN**

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BUILDER SIGN OFF	SIGNATURE	DATE

PROJECT NO. GUR_PD1 — DATE 23/8/2023

PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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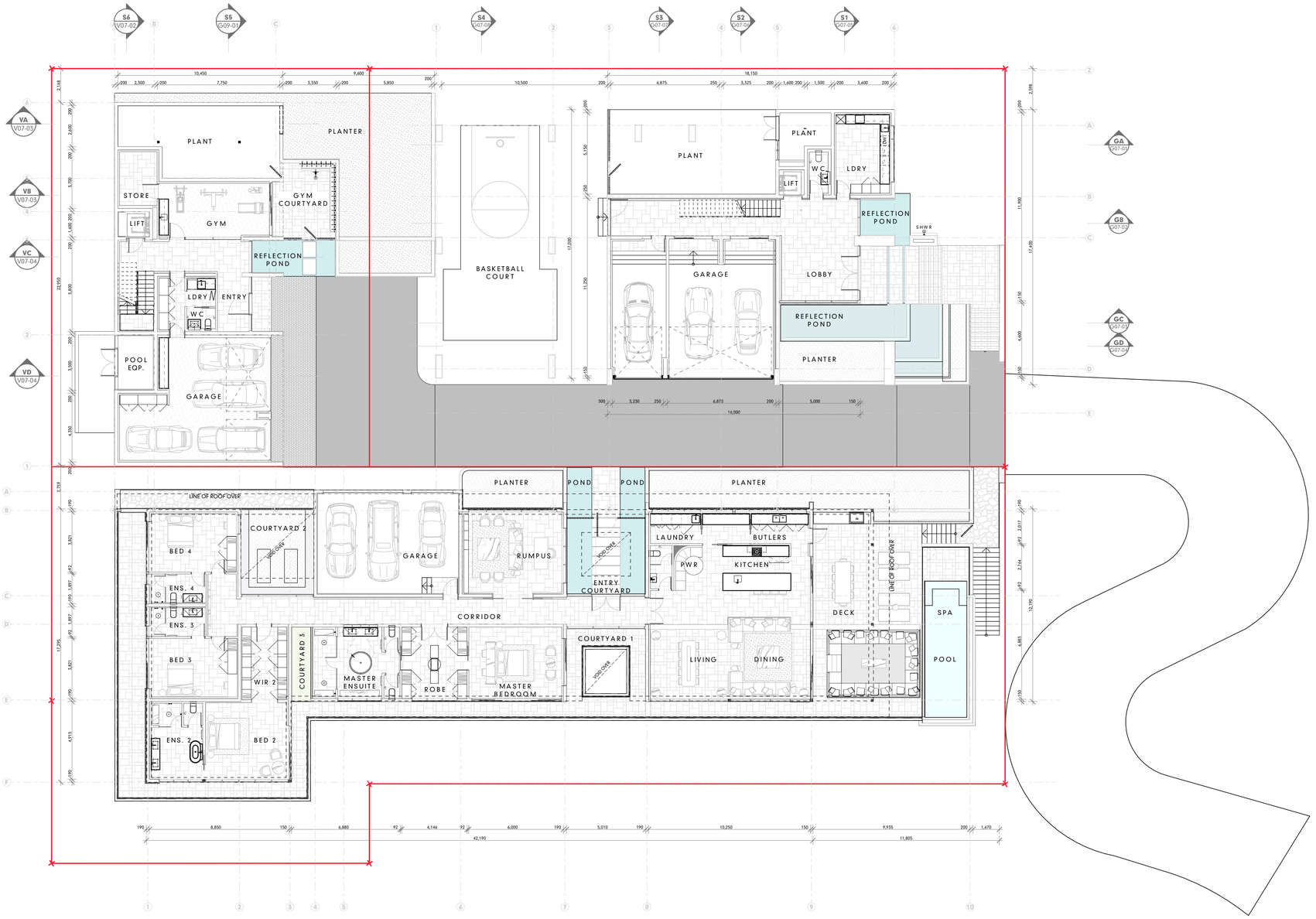

GA_GROUND FLOOR

SCALE1:150

IMPORTANT NOTES

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SHEET SIZE	DRAWING STATUS
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GROUND FLOOR LEVEL

PROJECT NO. GUR_PD1

DATE 23/8/2023

PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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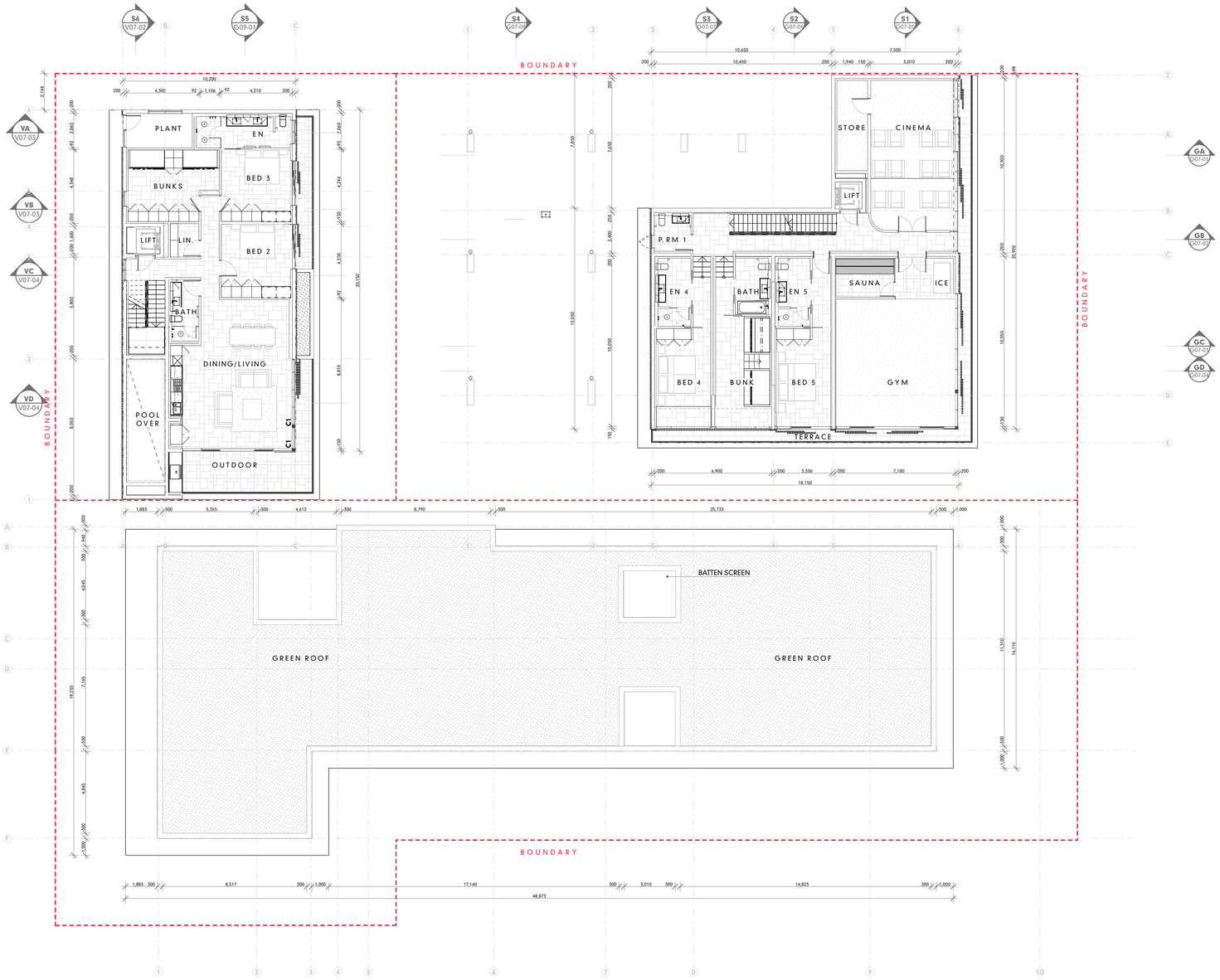

GA_LEVEL 01

SCALE1:150

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SHEET SIZE	DRAWING STATUS
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TITLE
SET -

FIRST FLOOR LEVEL

PROJECT NO.
GUR_PD1

DATE
23/8/2023

PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
PD1	HDA		00	DR	A	DA-04	DD	DA-F

GA_LEVEL 02

SCALE1:150

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TITLE
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SECOND FLOOR LEVEL

PROJECT NO. GUR_PD1

DATE 23/8/2023

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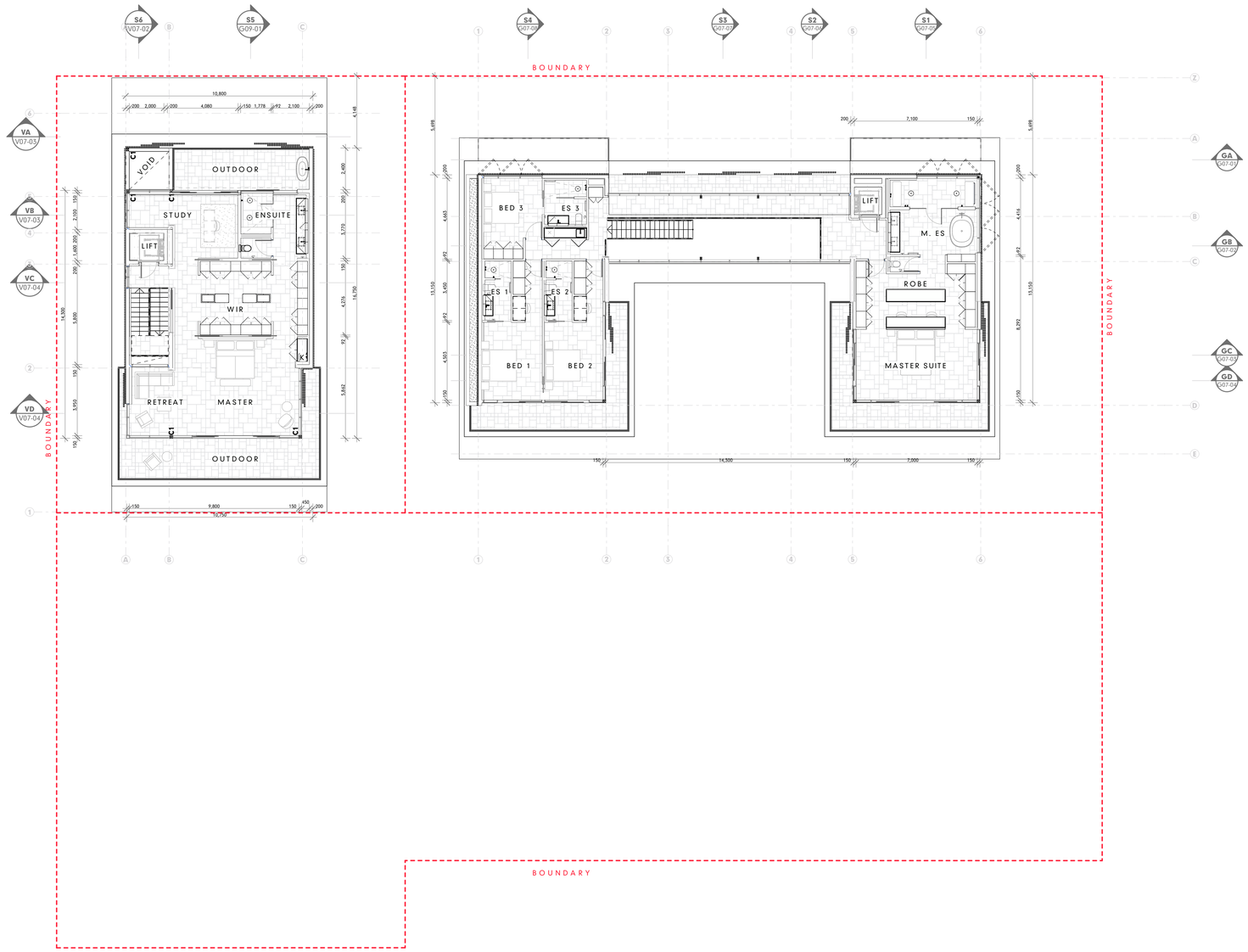

GA_LEVEL 03

SCALE1:150

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SHEET SIZE: A1	DRAWING STATUS: DA REVISED SET	

TITLE
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THIRD FLOOR LEVEL

PROJECT NO. GUR_PD1

DATE 23/8/2023

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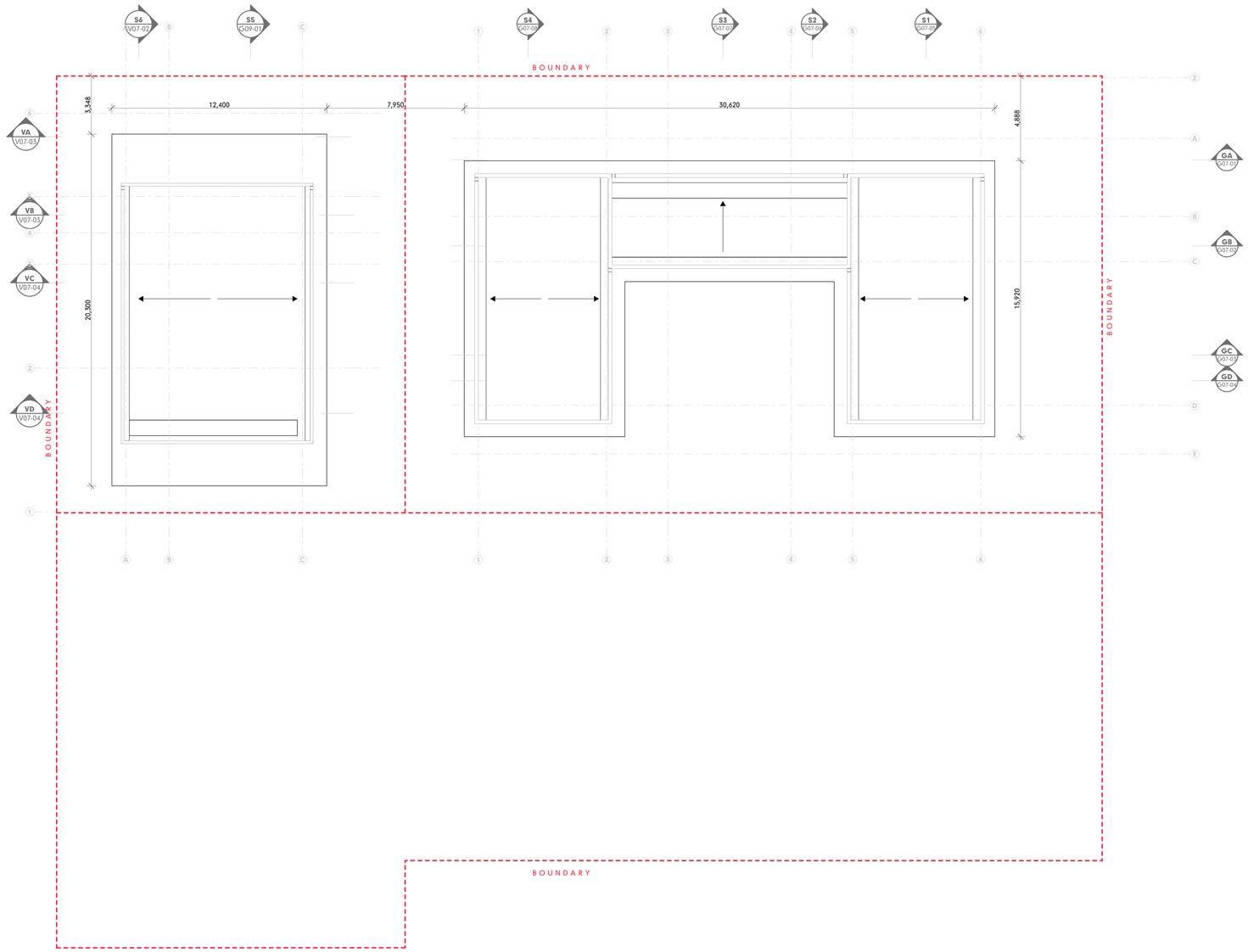

ROOF

SCALE1:150

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1:150	JR; KS	G.H.

SHEET SIZE	DRAWING STATUS
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TITLE
SET -

ROOF LEVEL

PROJECT NO.
GUR_PD1

DATE
23/8/2023

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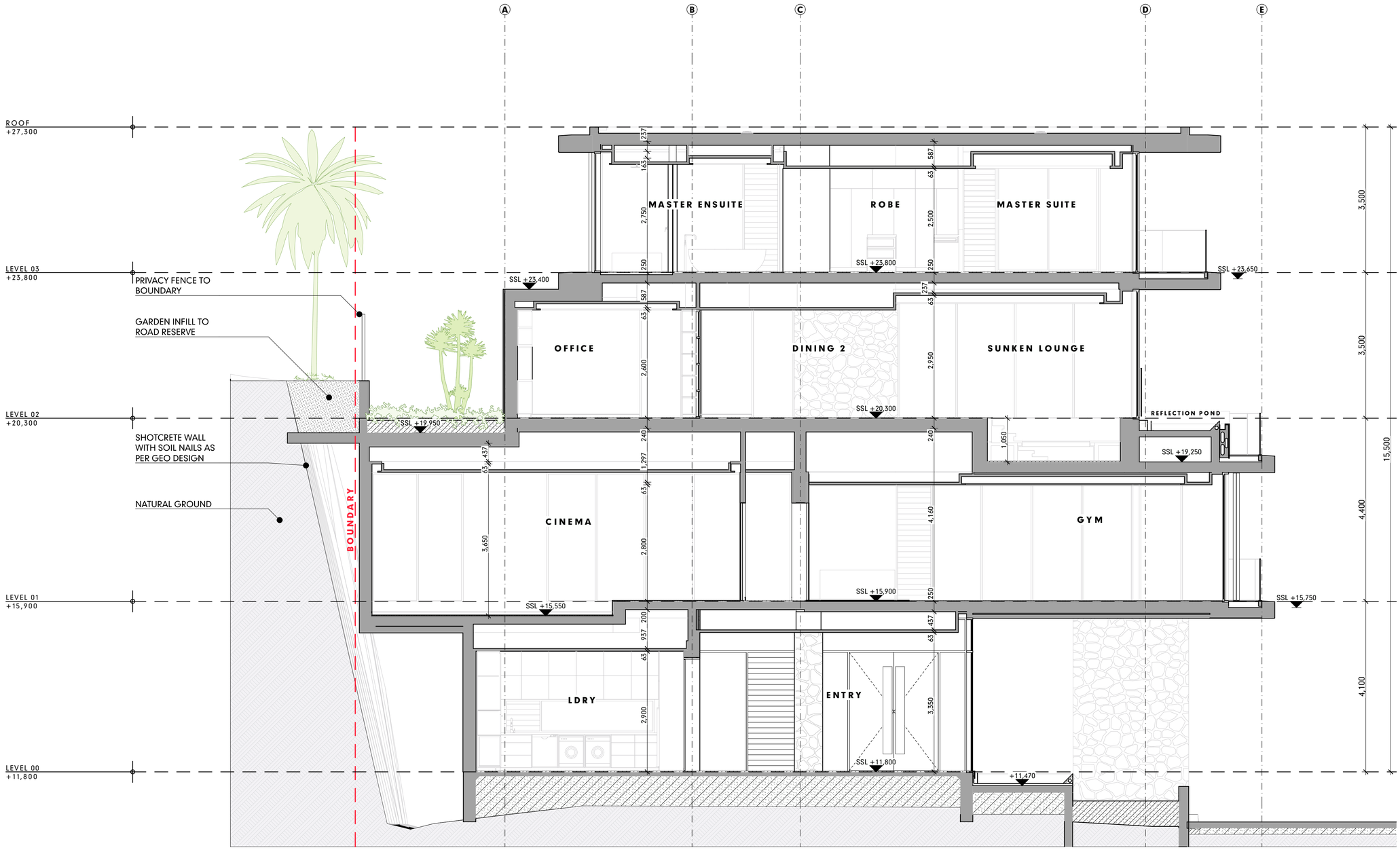

SECTION 1

SCALE1:50

S1

DA-03

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1:50	JR; KS	G.H.

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SECTION 01

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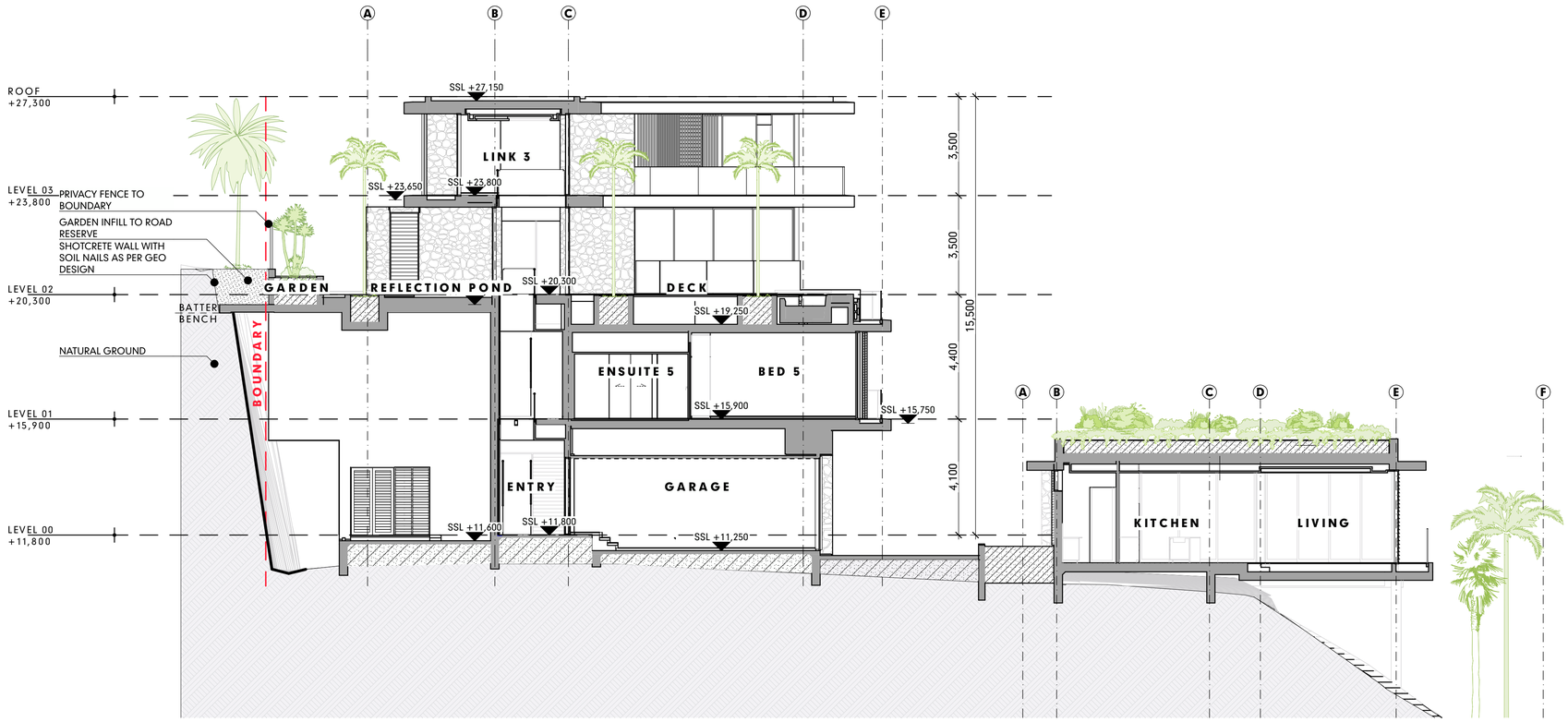

SECTION 2

SCALE1:100

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DA-03

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SECTION 02

PROJECT NO.
GUR_PD1

DATE
23/8/2023

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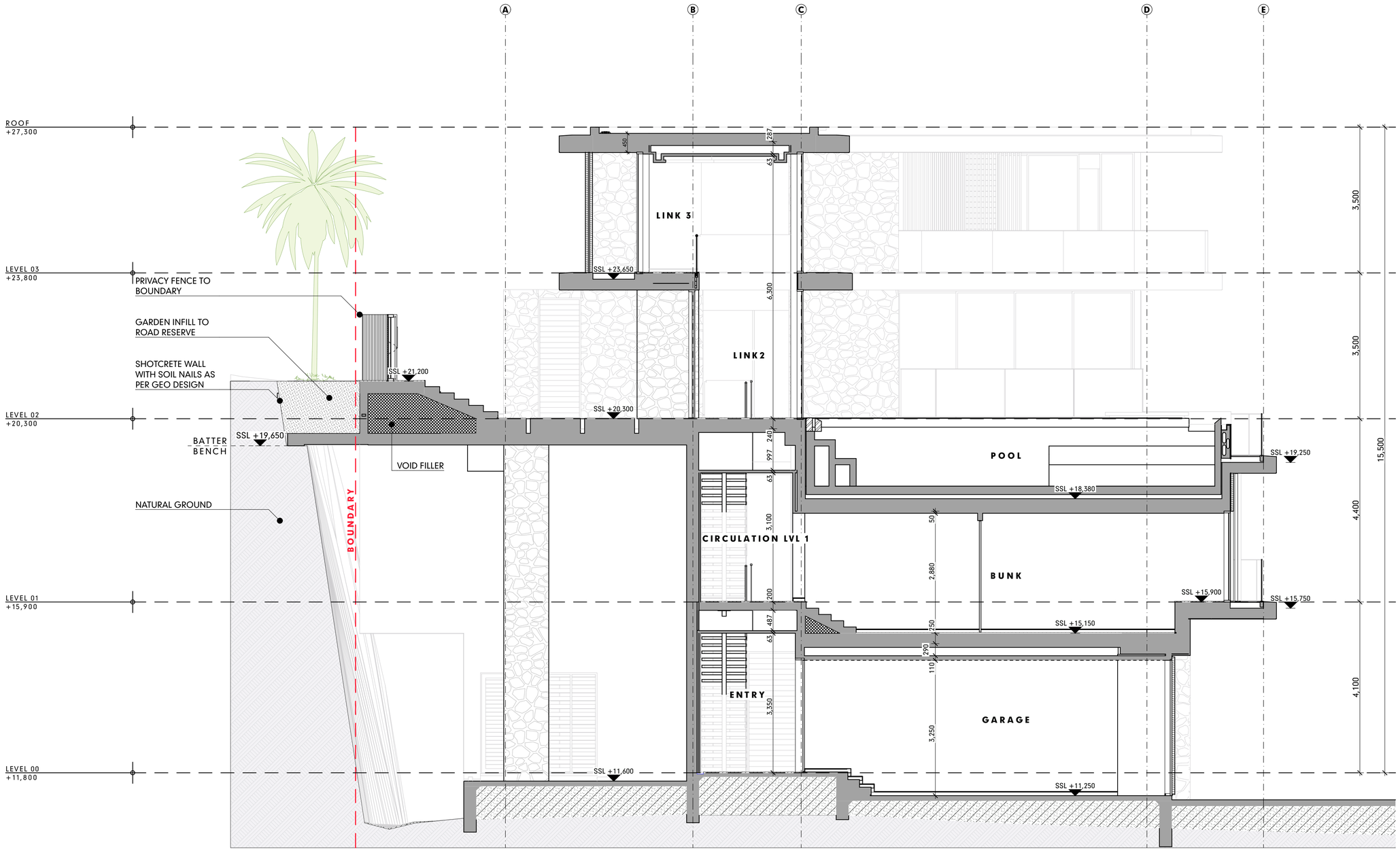

SECTION 3

SCALE1:50

S3

DA-03

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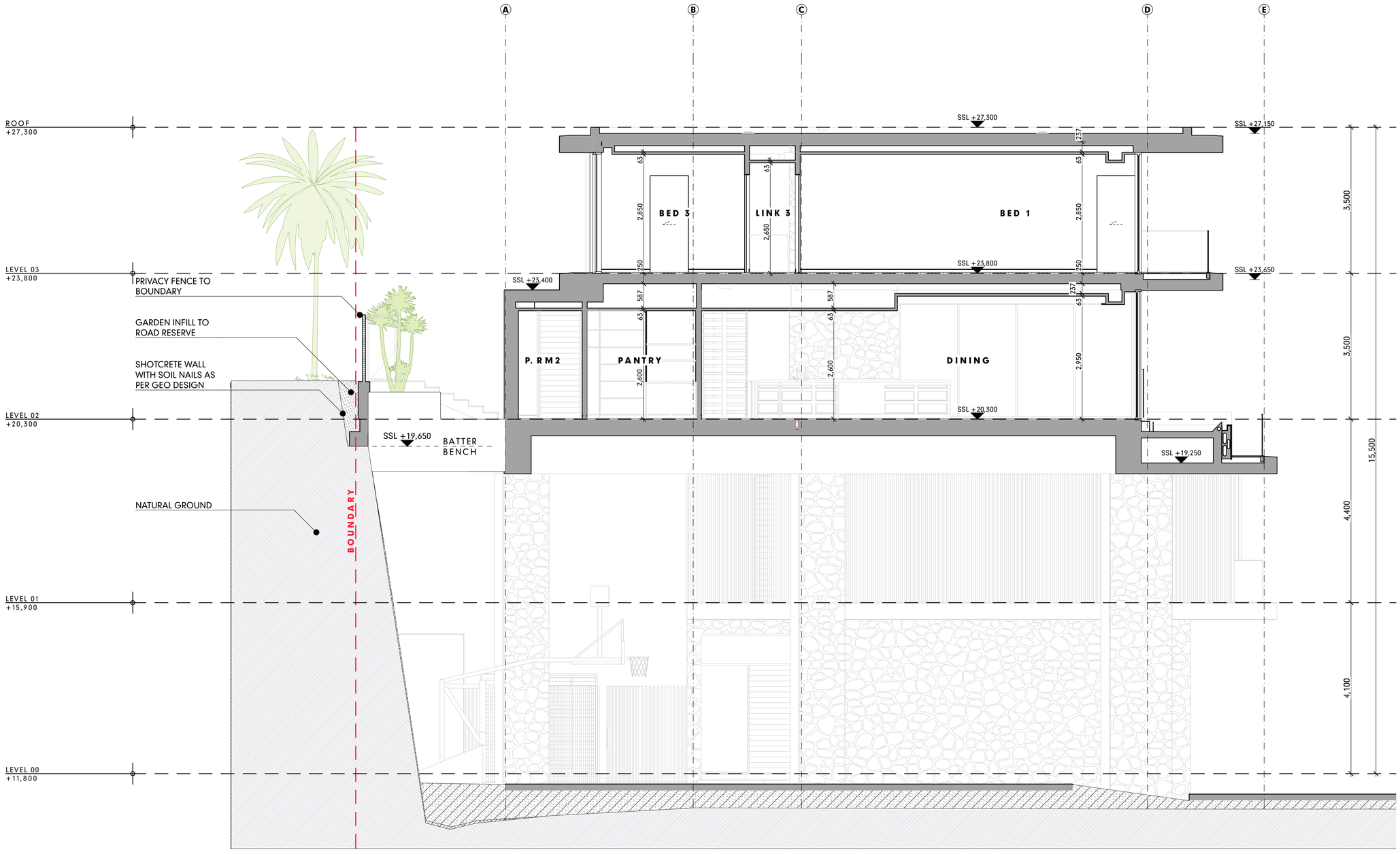

SECTION 4

SCALE1:50

S4

DA-03

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SECTION 5

SCALE1:50

S5

DA-03

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1:50	JR; KS	G.H.

SHEET SIZE	DRAWING STATUS
A1	DA REVISED SET

TITLE: SET - SECTION 05

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PROJECT NO.: GUR_PD1

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SECTION 6

SCALE1:50

S6

DA-03

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PROJECT NO.: GUR_PD1

DATE: 23/8/2023

PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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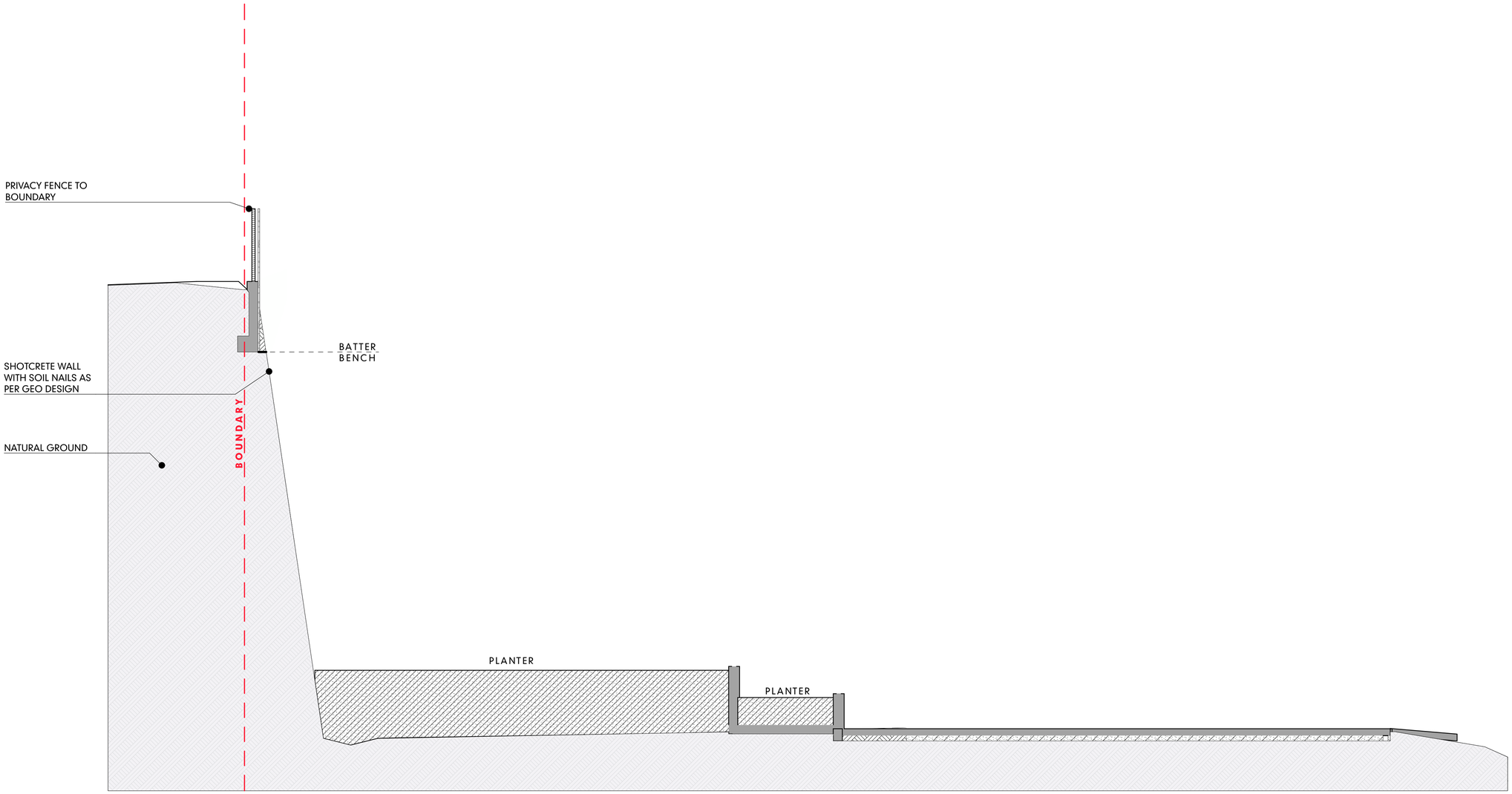

SECTION L1

SCALE1:50

L1

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SECTION L1

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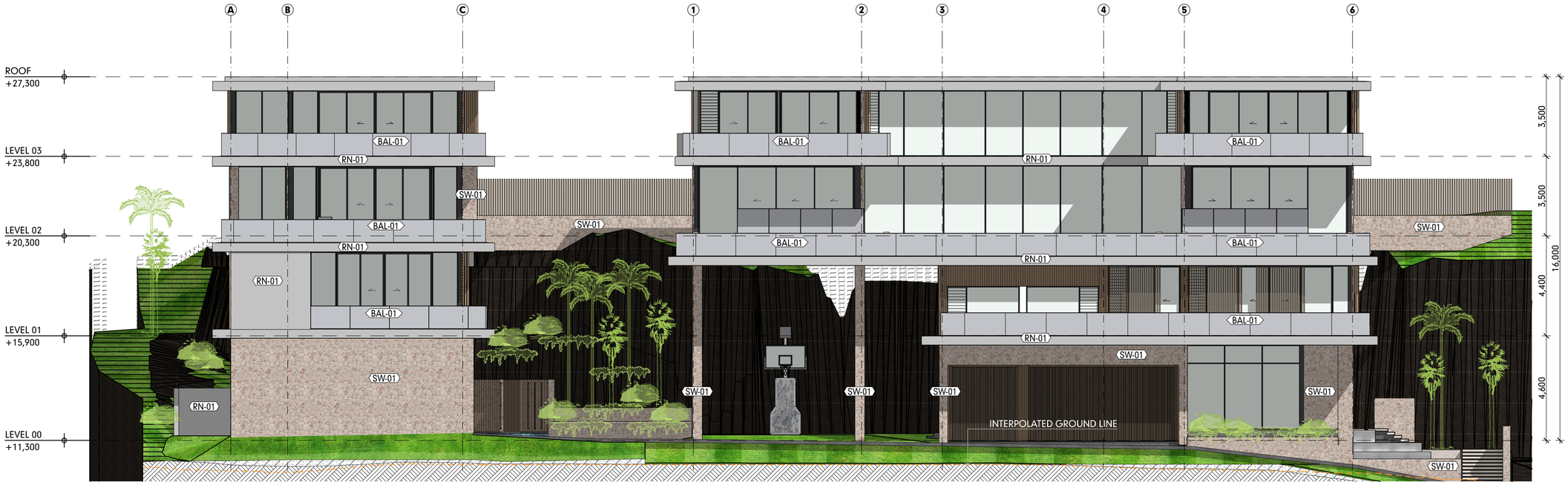
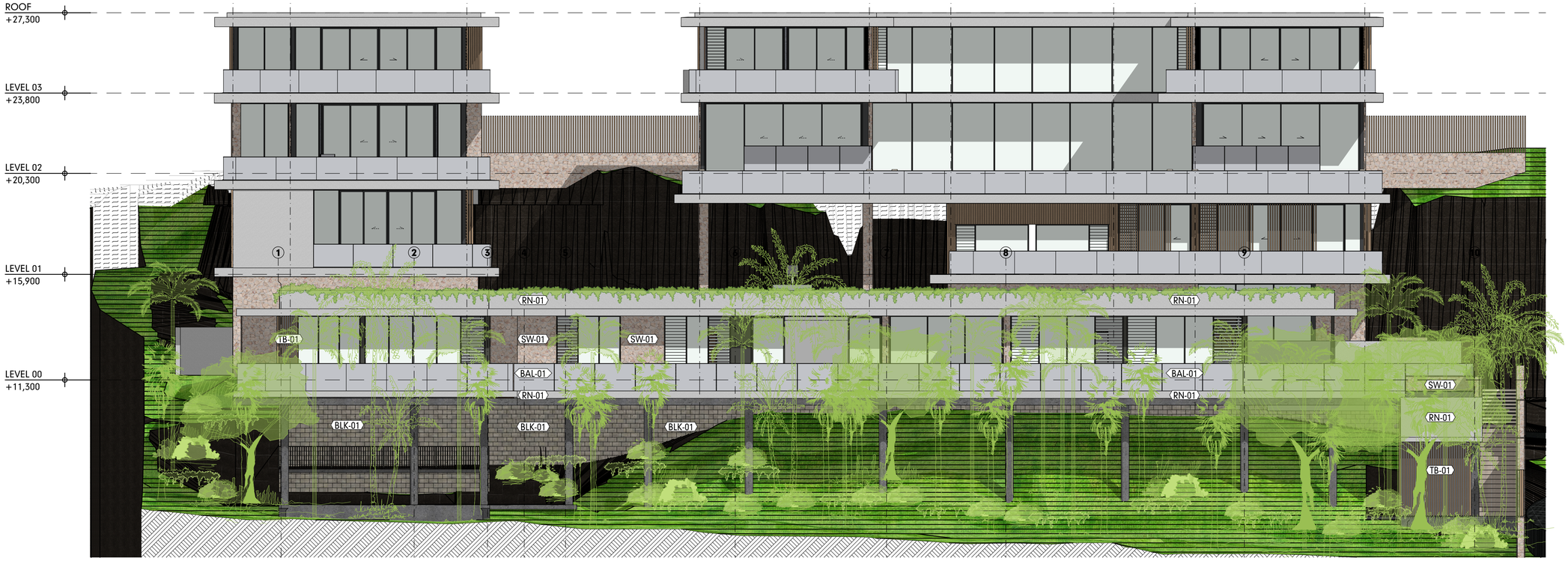


SOUTH ELEVATION (DWELLING 1 & 2)

SCALE1:100

DA-E5



SOUTH ELEVATION (DWELLING 3 & 4)

SCALE1:100

DA-E7

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PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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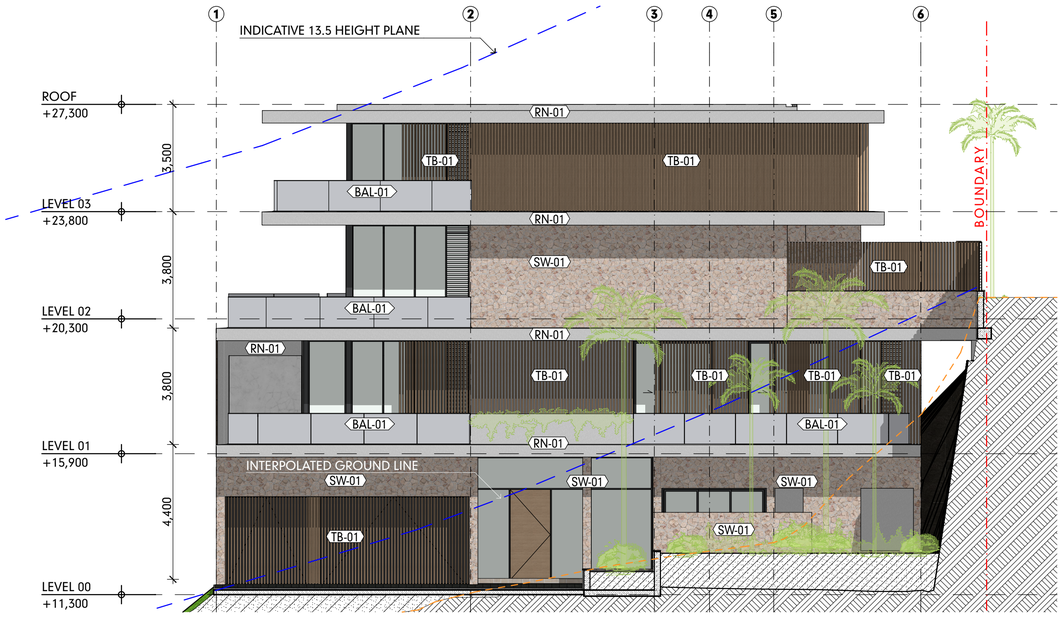
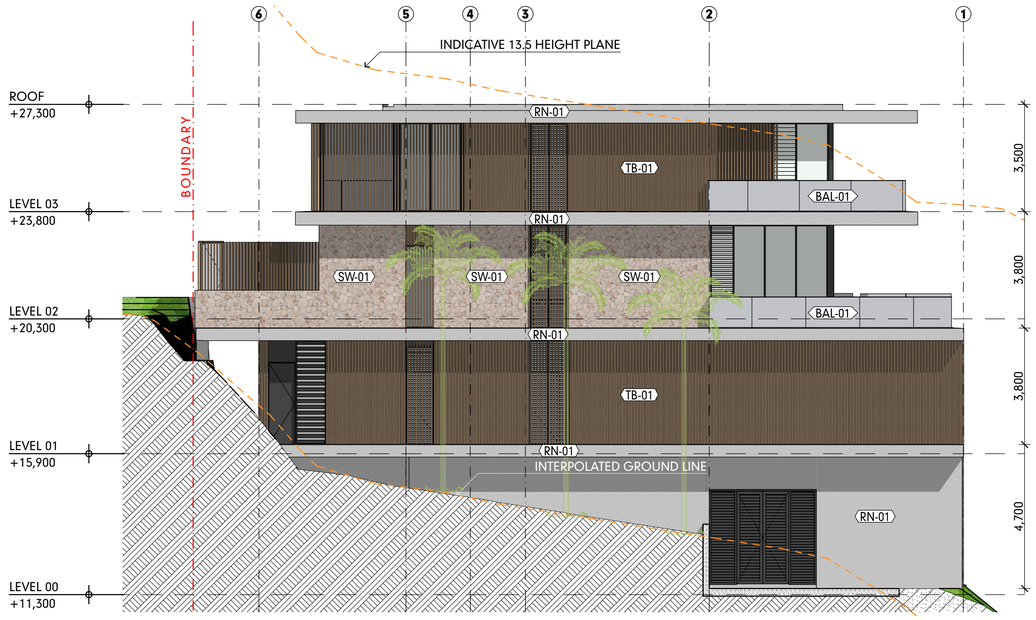


EAST ELEVATION DWELLING 2

SCALE1:100

DA-E1



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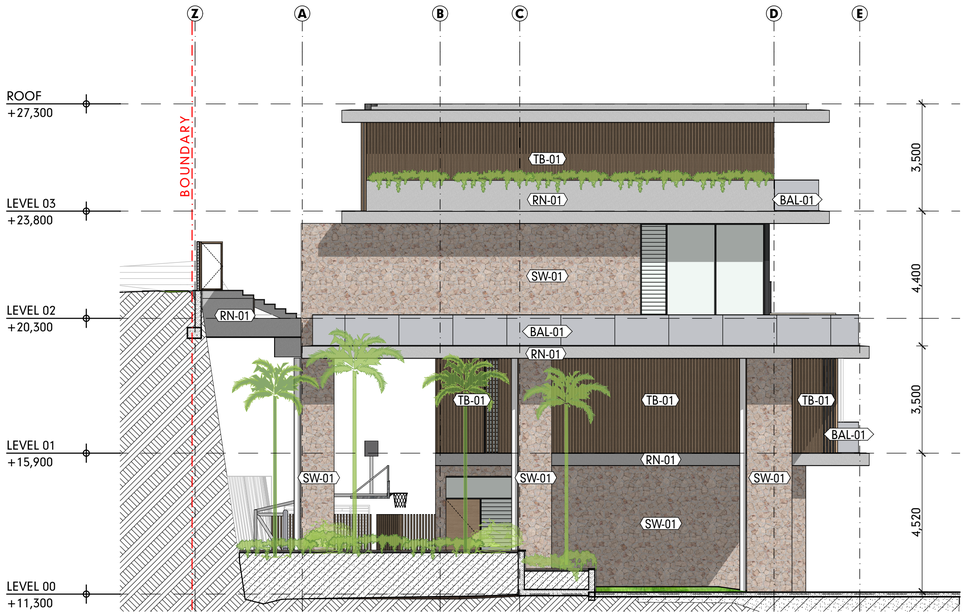

WEST ELEVATION DWELLING 1

SCALE1:100

DA-E3

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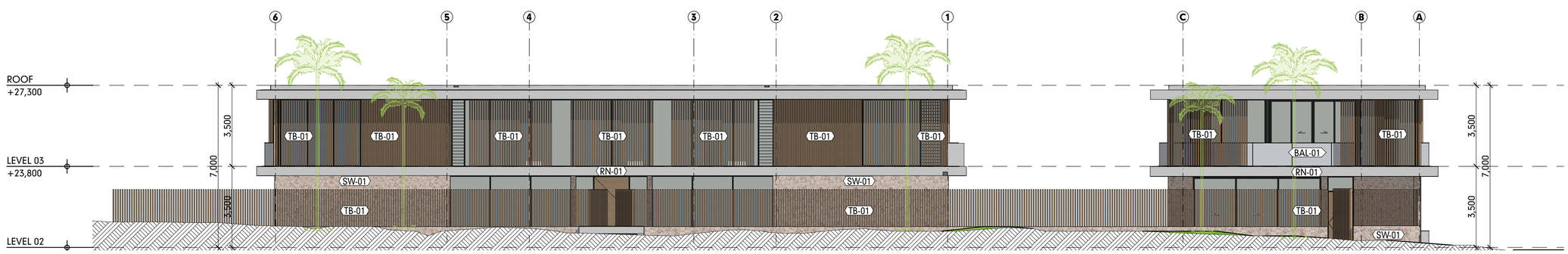
EAST ELEVATION DWELLING 1 & 3

SCALE1:100

DA-E4



NORTH ELEVATION (DWELLING 1 & 2)

SCALE1:100

DA-E6

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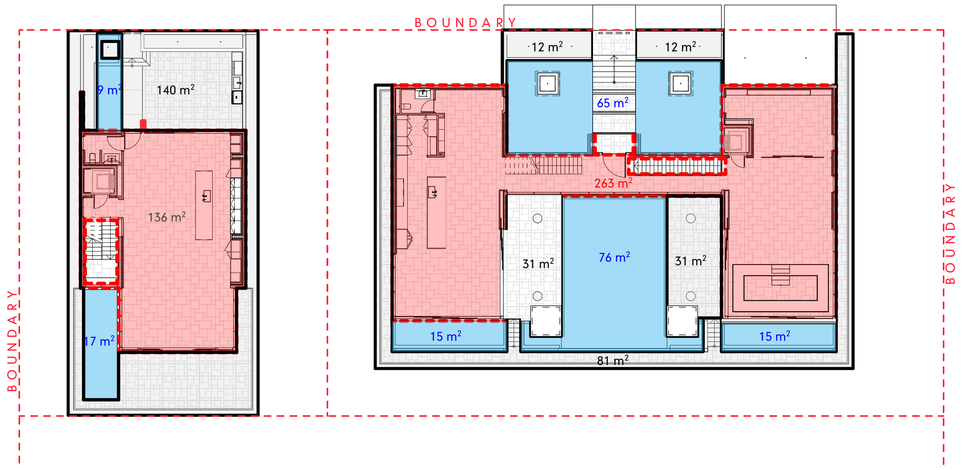
PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
PD1	HDA		00	DR	A	DA-18	DD	DA-F

LEVEL 00
SCALE1:200

LEVEL 01
SCALE1:200

GROSS FLOOR AREA	
	AREA
DWELLING 1	976 m²
DWELLING 2	668 m²
DWELLING 3	492 m²
TOTAL	**2136 m²**

SITE AREA	2833 m²
COVERED AREA	1245 m²
SITE COVER (AT ROOF LEVEL)	**44%**



LEVEL 02
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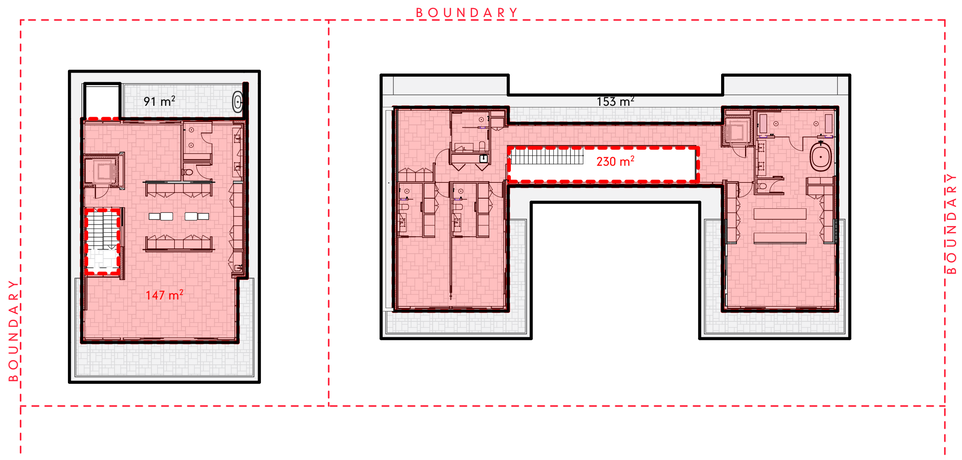

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AREAS ANALYSIS

PROJECT NO.
GUR_PD1

DATE
23/8/2023

PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
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1:1.69, 1:2.10, 1:3.71	R.KS	G.H.

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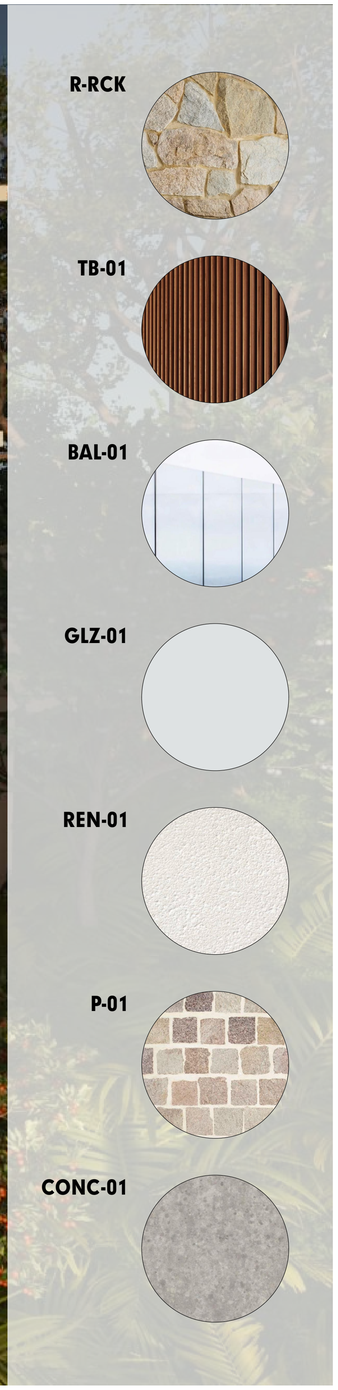

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CLIENT SIGN OFF	SIGNATURE	DATE
BUILDER SIGN OFF	SIGNATURE	DATE

SCALE	DRAWN	CHECKED
1:0.37	JR; KS	G.H.

SHEET SIZE	DRAWING STATUS
A1	DA REVISED SET

TITLE
SET -

PARK PERSPECTIVE

PROJECT NO. GUR_PD1

DATE 23/8/2023

PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
PD1	HDA		00	DR	A	DA-22	DD	DA-F

IMPORTANT NOTES

THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.

DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR.

THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS.

ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.

CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

DA REVISED SET

RevID	ChID	CHANGE DESCRIPTION	DATE
DA-F			23/8/2023

HUNT DESIGN

Architecture Master Planning Interiors

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PROJECT
GURNER01 - GURNER RESIDENCE
69-73 MURPHY STREET PORT DOUGLAS
Lot 2 on RP724386

SCALE 1:0.34 | DRAWN JR; KS | CHECKED G.H.

SHEET SIZE A1 | DRAWING STATUS DA REVISED SET

CLIENT
Gurner TM Nominees Pty Ltd

TITLE
SET -

CAR PARK PERSPECTIVE

CLIENT SIGN OFF	SIGNATURE	DATE	PROJECT NO. GUR_PD1
BUILDER SIGN OFF	SIGNATURE	DATE	DATE 23/8/2023

PROJECT CODE	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
PD1	HDA		00	DR	A	DA-23	DD	DA-F