

27 February 2024

Our Ref: 23-1045
Your Ref: MCUC 2023_5563

Chief Executive Officer

Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Attention: Daniel Lamond (daniel.lamond@douglas.qld.gov.au)

Dear Daniel,

RE: RESPONSE TO COUNCIL'S INFORMATION REQUEST ASSOCIATED WITH A MATERIAL CHANGE OF USE (DWELLING HOUSE) AT 12 MURPHY STREET PORT DOUGLAS.

I INTRODUCTION

We refer to the above matter and confirm that Urban Sync Pty Ltd ('Urban Sync') continues to provide support and development advisory services to KP Cullen & NG Biddle (the 'Applicant') in respect of this project. This submission seeks to address Douglas Shire Council's (Council) Information Request issued on 1 February 2024.

In support of this correspondence, we attach the following documents to assist with Council's assessment:

- Updated Plans (Rev '1' 8/02/2024) of Development by 'Balay Vandyke Designs' as **Attachment 1**;
- Supplementary Engineering Information (Aplin Consulting) as **Attachment 2**;

Revised plans are submitted to specifically address access setback arrangements for landscaping, earthworks in proximity to boundaries and the suitability of the project in meeting Council's planning assessment.

The applicant and the project team remain confident that the revised design works, and additional technical information will result in a suitable outcome and will not contribute to any significant and unreasonable development impacts that would prescribe a refusal and thereby prevent this approval being issued.

Urban Sync confirm that in accordance with Part 3, s13.2(a) of the Development Assessment Rules give effect under s68(1) of the *Planning Act 2016*, the below outlines a response to **all** the information requested by Council in their Information Request dated 27 September 2023.

2 RESPONSE TO INFORMATION REQUEST ITEMS

Side Boundary Setbacks

1. *The proposed two (2) metre side boundary setback to the walls is considered to fall short of compliance with the Environmental Management Zone Code. Provide amended plans consistent with the side boundary setbacks previously approved for the site.*

Applicants Response:

The applicant along with the design team at Balay Vandyke Design and Prime Constructions have reviewed the previously approved development and the design outcomes that were established via that assessment and approvals. The setbacks arrangements are still complimentary to the design and provide for:

- 3.0 metres to the rear boundary.
- 3.0 metres increased to the southern boundary.
- 2.182 for the pool & retaining feature (+1.1m) for the building setback to the northern boundary.

While there is generally acceptance that setbacks provide for separation between landuses and building, privacy for residents and maintain some view-lines and provide for visual amenity, there is very little prospect of there being a building on the adjoining property to the north which is a reserve and not likely to ever be subject of development assessment.

The applicant and the project team remain confident that this design recognises this and seeks to maintain that philosophy for the submitted overall building and provides a suitable level of separation to this boundary. We ask Council Officers to review this overall approach in context with the land, the outcomes sought for the Environmental Management Zone 'outcomes' and support the plans included as **Attachment 1**.

Allotment Access

2. *Confirm the proposed width of the sealed access within the Murphy Street Road reserve. Officers note a 2.6m wide access is proposed on Balay Vandyke Drawing 7 of 14 (Site Plan - Revision F) for the frontage of the subject site. The application material does not demonstrate how access will be provided to Murphy Street sealed road formation. This lower section services 10, 12 and 14 Murphy Street. Concern is raised regarding the ability for vehicles using the shared access to safely pass one another at low speed without departing from the road. Reference is made to Complete Streets Table 6-2 for minimum widths for passing vehicles.*
3. *Clarify the proposed width of the sealed driveway internal to the development site. Officers note a 4m wide driveway is nominated on Balay Vandyke Drawing 7 of 14 (Site Plan - Revision F), however, the width shown on this drawing is scaled at approximately 2.6m.*

Applicants Response:

Council's assessment seeks additional technical information around allotment access, and this is resolved in the submitted Engineering Plans (Applin Consulting Engineers). In particular, the shared driveway is intended to have a nominal width of 4.5metre which is considered suitable for this low-speed environment and the internal access driveway width is intended to be 3.5 metres for private vehicle access.

Please Refer directly to **Attachment 2** for plans and Engineering Commentary.

Retaining Walls & Earthworks

4. *Concern is raised regarding the requirement for a 1.8m retaining wall proposed in the Murphy Street Road reserve shown on Balay Vandyke Drawing 7 of 14 (Site Plan- Revision F). Note, the proposed retaining wall also appears to be located near the top of an existing steep batter which may have stability implications for the road reserve. Note that a retaining wall in road reserve of this height is considered to be an unacceptable solution.*

Clarify the justification for raising the level of the shared access external to the site within the Murphy Street Road reserve. Options to minimise the level change in Murphy Street are to be considered.

Provide a cross section through the proposed 1.8m retaining structure through to and including the Murphy Street Road formation.

Advice Note: The contour information shown on the Site Plan appears to indicate the extent of the design creates a large flat driveway section within the site (adjacent the garage). The absence of grade transition in this area appear to reduce the length MCUC2023_5563 Page 2 of 4 Doc ID: 1207948 available for the driveway grading and appears to dictate the level at the interface with the shared access at Murphy Street (to achieve the proposed 1 in 4 gradient).

Officers note that it appears if part of the footprint of the flat portion of the internal driveway was utilised to manage the level transition, this may minimise the level change (and fill required) in Murphy Street. This would lower the height of the proposed retaining wall.

Applicants Response:

Commentary provided in the submission by Applin Consulting (**Attachment 2**) reflects that the driveway design has been regraded slightly to negate the need for any retaining walls of structures to be in the Road Reserve (complying with DSC Items).

Please Refer directly to **Attachment 2** for plans and Engineering Commentary

5. *Subject to the further advice provided in relation to Item 3 above, clarification is sought on the ownership and maintenance for any private infrastructure proposed in the Murphy Street Road reserve. Council is not supportive of additional asset obligations in its road reserve that benefit private access arrangements.*

Applicants Response:

Commentary provided in the submission by Applin Consulting (**Attachment 2**) reflects that the driveway design has been regraded slightly to negate the need for any retaining walls of structures to be in the Road Reserve (complying with DSC Items).

Please Refer directly to **Attachment 2** for plans and Engineering Commentary

6. *Provide further information in the form of longitudinal and cross sections indicating the cut and fill required to construct the shared access in Murphy Steet, and the internal driveway.*

Please Refer directly to **Attachment 2** for plans and Engineering Commentary

7. *Confirm the maximum height of retaining structures proposed as part of this development.*

Officers note the response provided as part of the Code Assessment for Performance Outcome 2 nominates a maximum height of 2.52m for retaining structures. Sections provided in the application appear to indicate higher retaining elements are proposed.

In particular, what treatment/s are proposed for the 3m high retaining walls shown on Balay Vandyke Drawing 7 of 14 (Site Plan - Revision F) along the western and northern extents of the dwelling house.

Please Refer directly to **Attachment 2** for plans and Engineering Commentary

8. *Confirm the retaining wall treatment/s (type/s) proposed in the Murphy Street Road Reserve. Note the response to this item may be addressed or amended as a result of responding to earlier Information Request items.*

Please Refer directly to **Attachment 2** for plans and Engineering Commentary

Vegetation Clearing

9. Clarify the extent of vegetation to be retained/cleared to enable construction of the driveway on the alignment proposed in the Murphy Street Road reserve. Significant trees are to be surveyed and shown on the civil works drawings. The response should also assess any additional clearing required for stability measures and foundations for any retaining wall elements proposed in the road reserve noting the presence of the steep downslope batter below the driveway.

Applicants Response:

The clearing required for shared access is to be minimised throughout the design and construction phase wherever practical. However, some areas will need to be cleared to provide for suitably safe and effective access. Site Survey works and previous environmental assessment works have identified the affected vegetation.

Refer to the previously submitted environmental assessment completed by RPS Group

Site Access & Service Connections

10. Confirm if the development proposes to adopt the site access and service connections (water, sewer, and stormwater) previously proposed in Murphy Street shown on Edge Consulting Drawing C301, C302, C601, and C701 (Revision P6) dated 30 May 2023. Provide a drawing/s showing the proposed access and services connections for the development site in Murphy Street.

Applicants Response:

Applin Consulting Engineers proposes to work closely with Council's engineering and follow to the previously approved Edge Consulting Engineers designs.

Please Refer directly to **Attachment 2** for plans and Engineering Commentary

3 CONCLUSION

Urban Sync are providing this submission on behalf of the Applicant and confirms it represents their response to **all** the matters raised by Council in their Information Request dated 22 November 2023. Should you require any additional information or wish to discuss this request in further detail, please do not hesitate to contact me.

Yours faithfully,



Stuart Ricketts.
Director – Senior Planner.

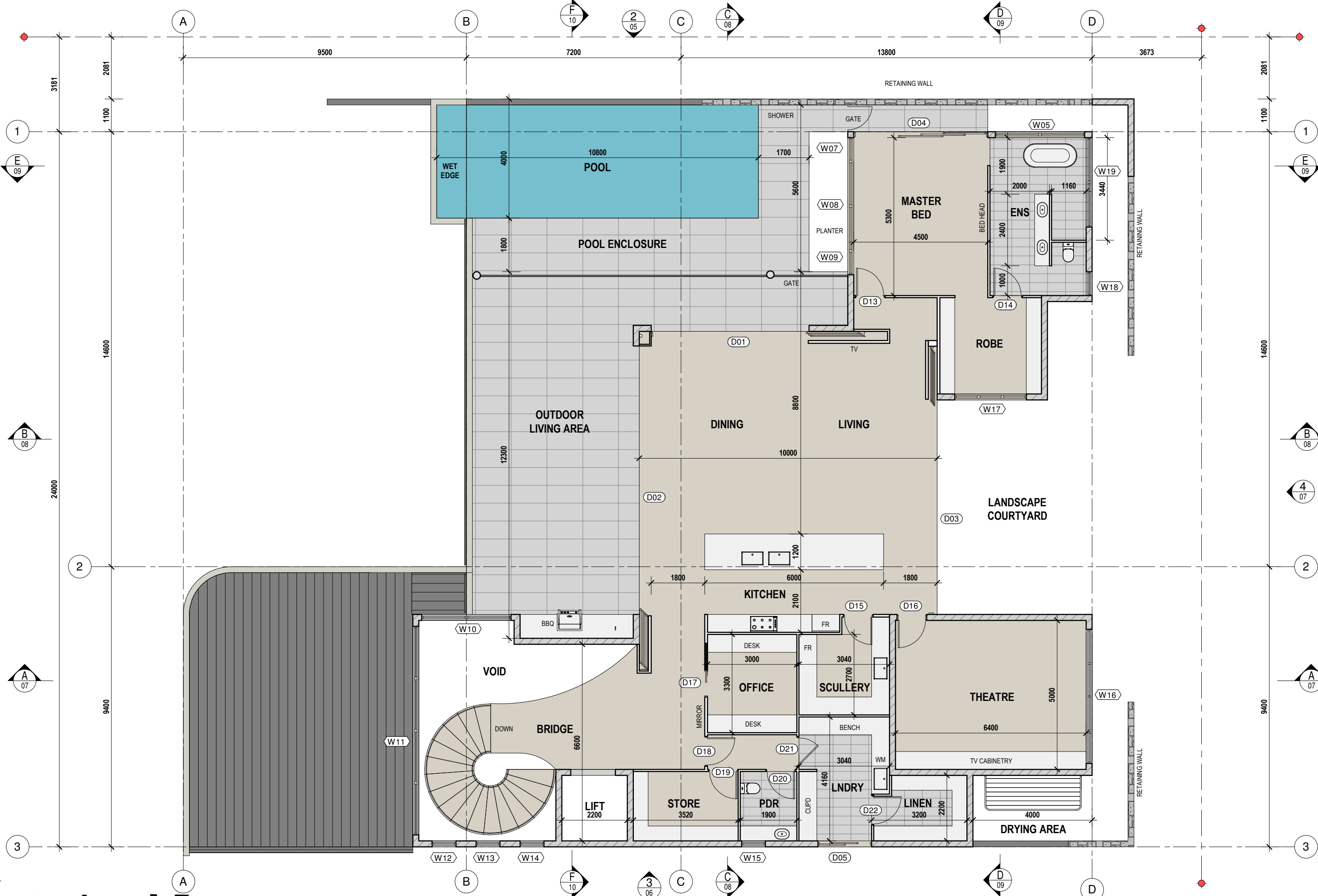
E stuart@urbansync.com.au | T (07) 4051 6946 | M 0418 985 935

AMENDED PLANS (08/02/2024) – BALAY VANDYKE DESIGNS

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baýaláy Vandyke
BUILDING DESIGN

FOR
KIM & NEIL

AT
LOT 113 MURPHY STREET PORT DOUGLAS

Job No :
231921

DRAWING No.
01

OF
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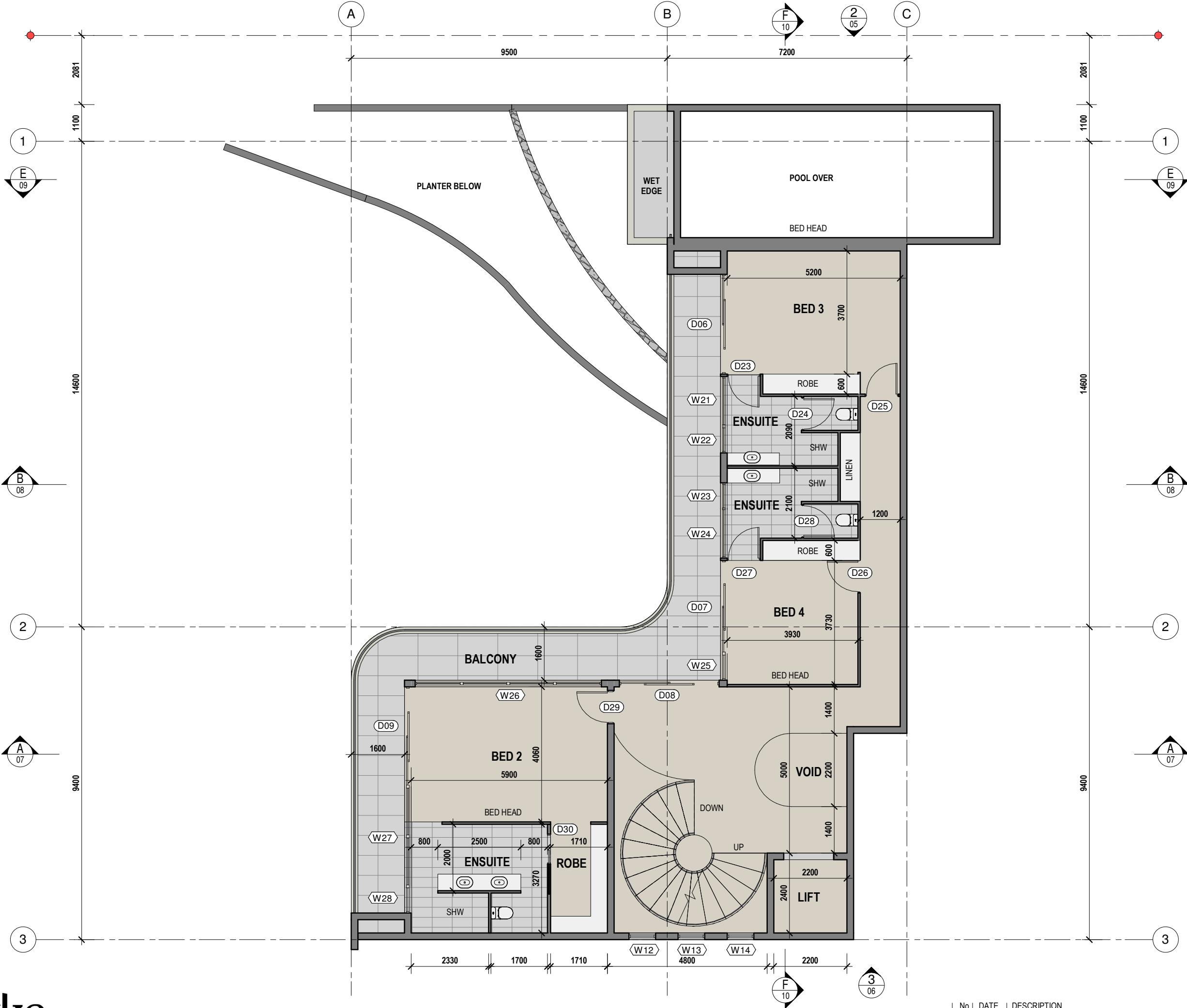
designed by
matt piromalli

DESIGN DEVELOPMENT
baýaláy Vandyke building designers ©

No.	DATE	DESCRIPTION
F	16/12/23	CHANGES POST SITE MEETING
G	31/01/24	DESIGN DEVELOPMENT DRAWINGS
H	05/02/24	RELOCATED POOL STORE ROOM
I	08/02/24	INCREASED SOUTHERN SIDE SETBACK TO 3 METRES

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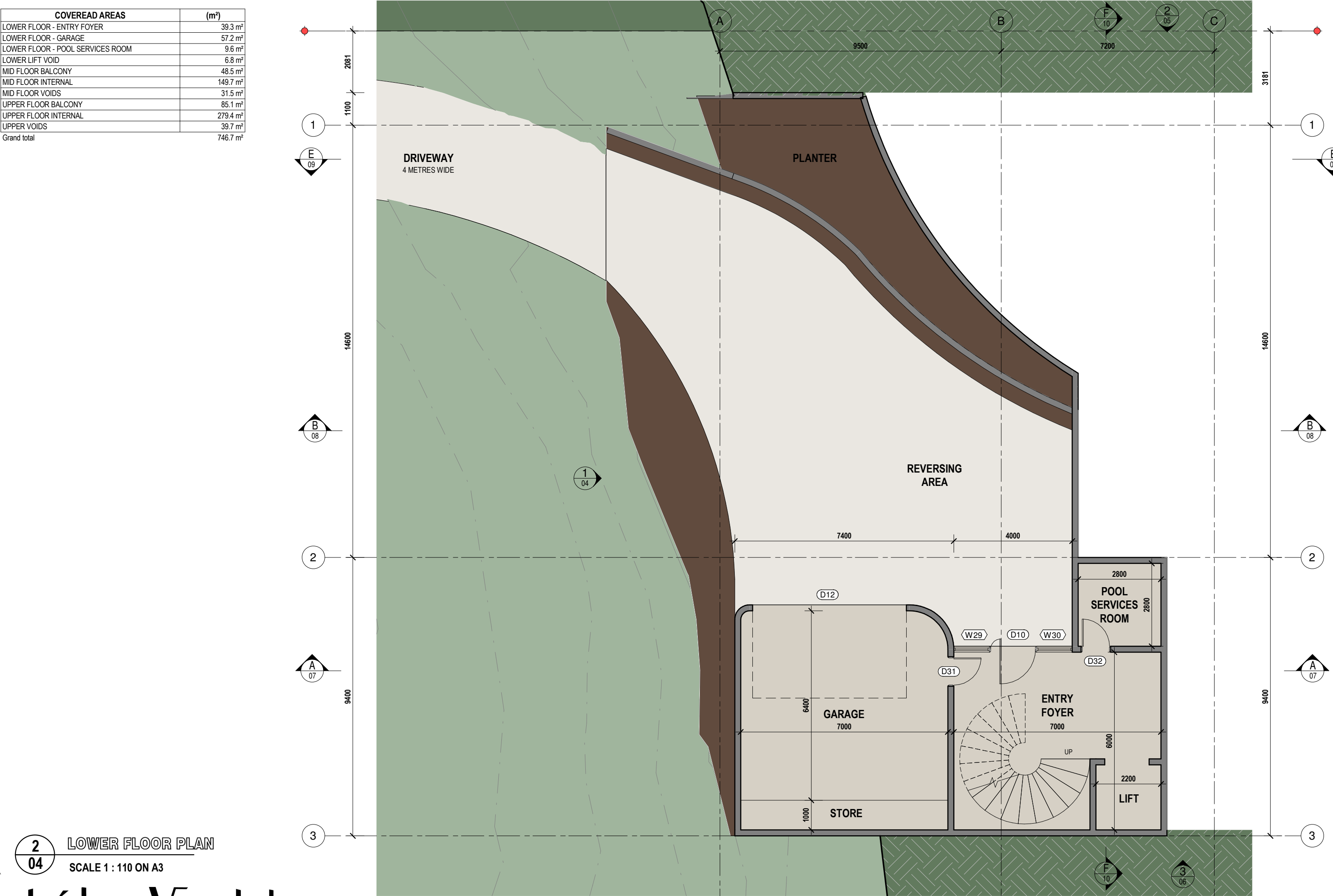
COVERED AREAS	(m²)
LOWER FLOOR - ENTRY FOYER	39.3 m²
LOWER FLOOR - GARAGE	57.2 m²
LOWER FLOOR - POOL SERVICES ROOM	9.6 m²
LOWER LIFT VOID	6.8 m²
MID FLOOR BALCONY	48.5 m²
MID FLOOR INTERNAL	149.7 m²
MID FLOOR VOIDS	31.5 m²
UPPER FLOOR BALCONY	85.1 m²
UPPER FLOOR INTERNAL	279.4 m²
UPPER VOIDS	39.7 m²
Grand total	746.7 m²



2 04 MID FLOOR PLAN
SCALE 1 : 110 ON A3

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UPPER VOIDS	39.7 m²
Grand total	746.7 m²



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LOWER FLOOR PLAN

SCALE 1 : 110 ON A3

bá lay Vandyke
BUILDING DESIGN

FOR
KIM & NEIL

AT
LOT 113 MURPHY STREET PORT DOUGLAS

Job No :
231921

DRAWING No.
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matt piromalli

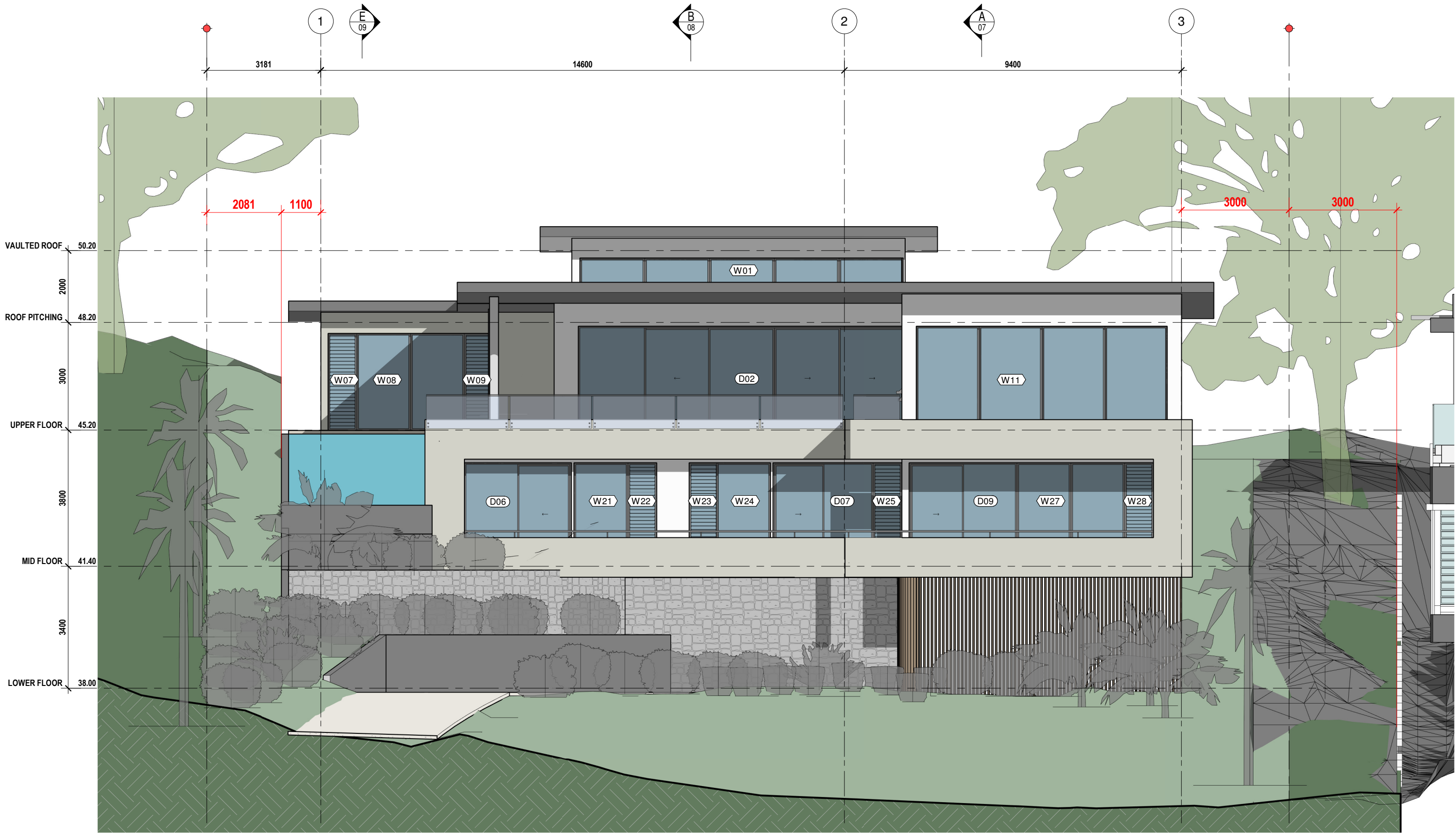
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ELEVATION 1

SCALE 1 : 100 ON A3

bálay Vandyke
BUILDING DESIGN

FOR
KIM & NEIL

AT
LOT 113 MURPHY STREET PORT DOUGLAS

Job No :
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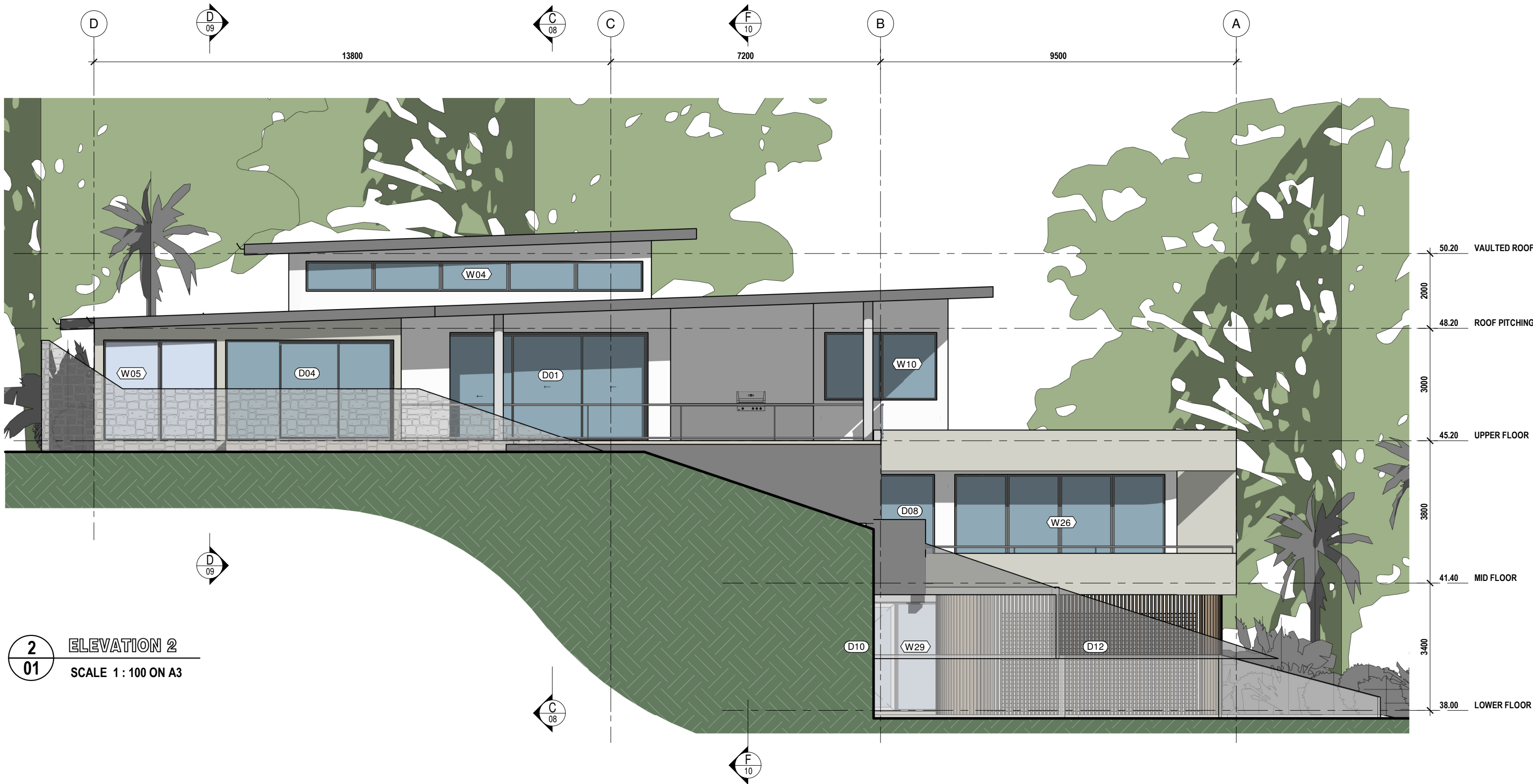
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AT
LOT 113 MURPHY STREET PORT DOUGLAS

Job No :
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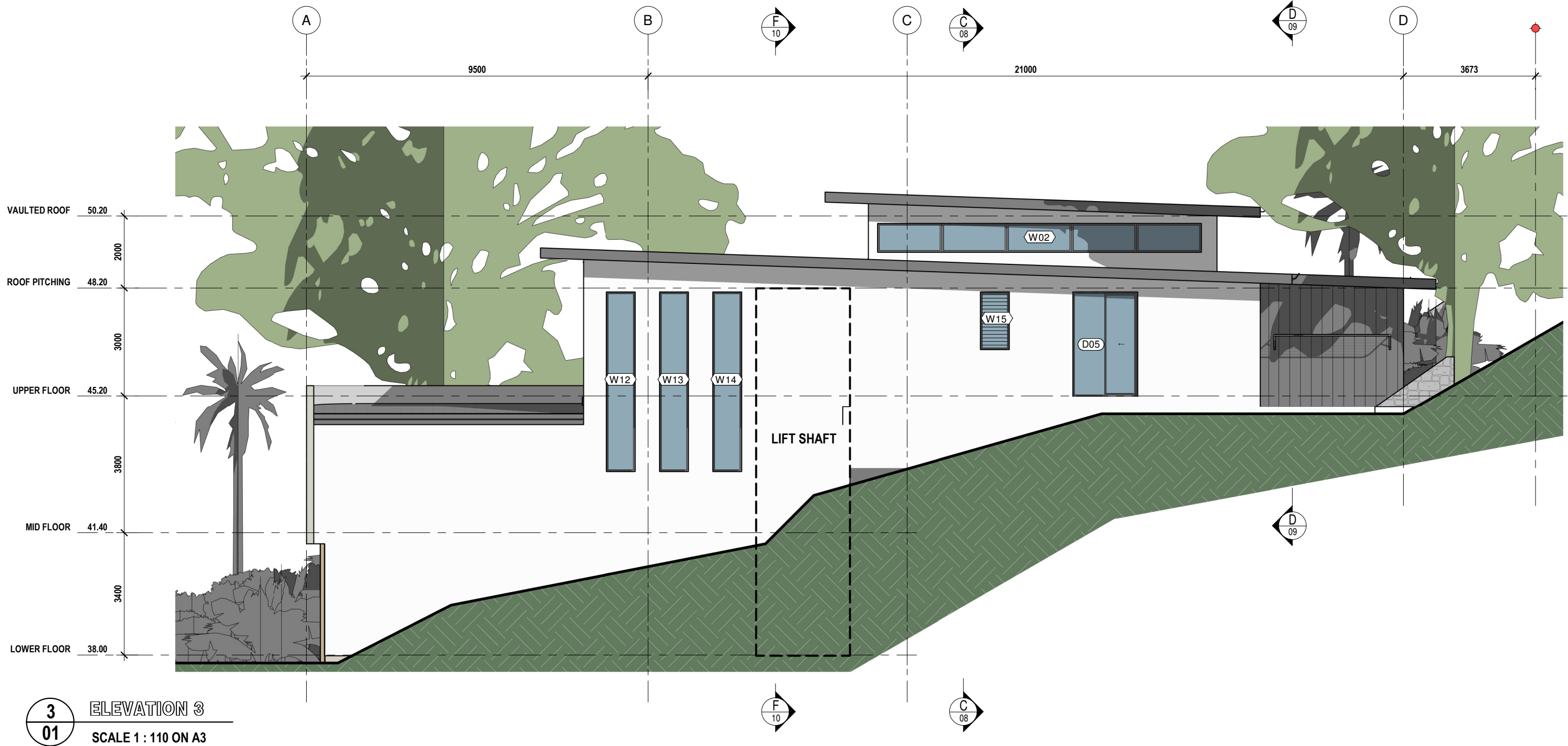
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BUILDING DESIGN

FOR
KIM & NEIL

AT
LOT 113 MURPHY STREET PORT DOUGLAS

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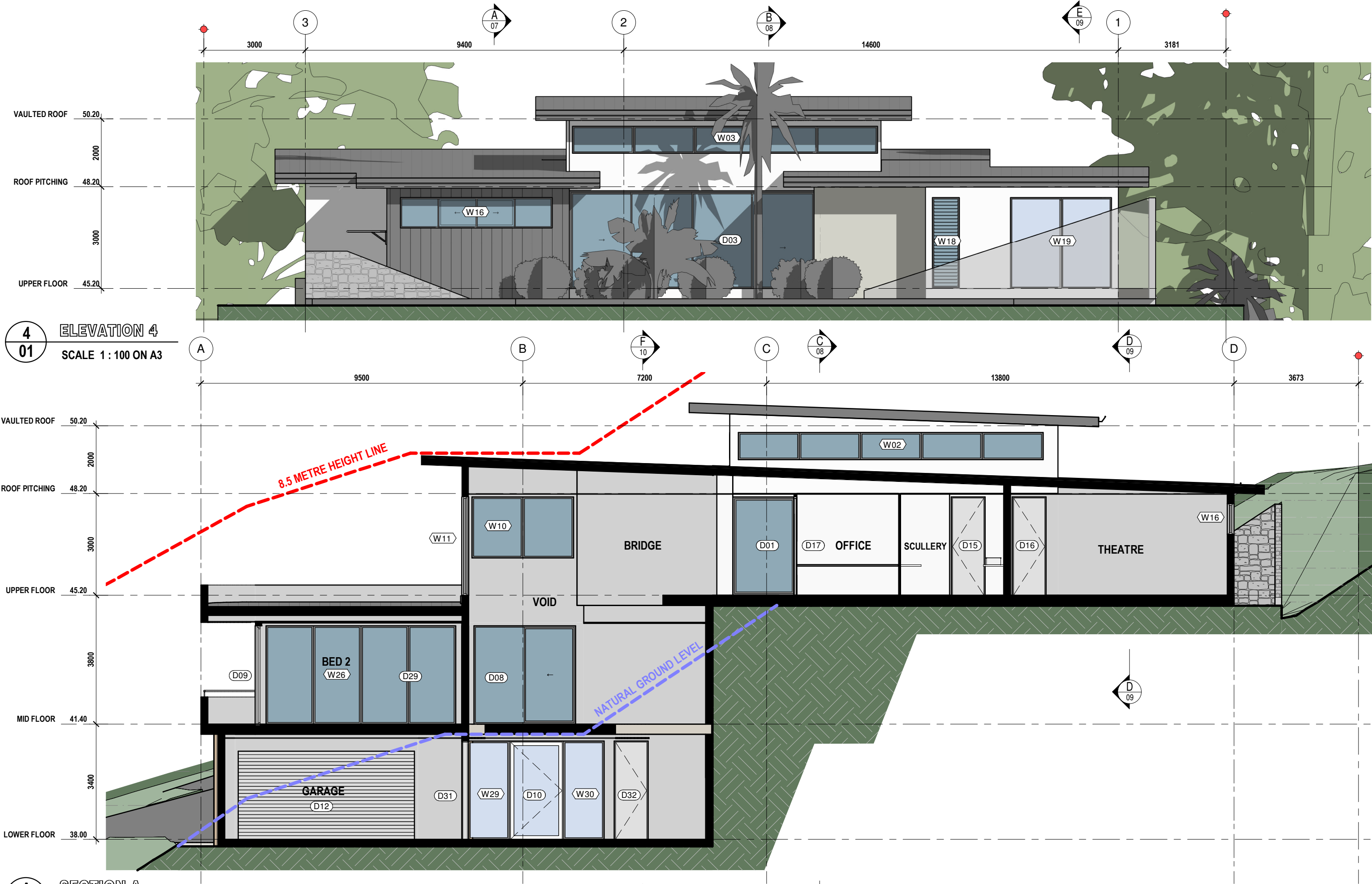
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01 SECTION A
SCALE 1 : 100 ON A3

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BUILDING DESIGN

FOR
KIM & NEIL

AT
LOT 113 MURPHY STREET PORT DOUGLAS

Job No :
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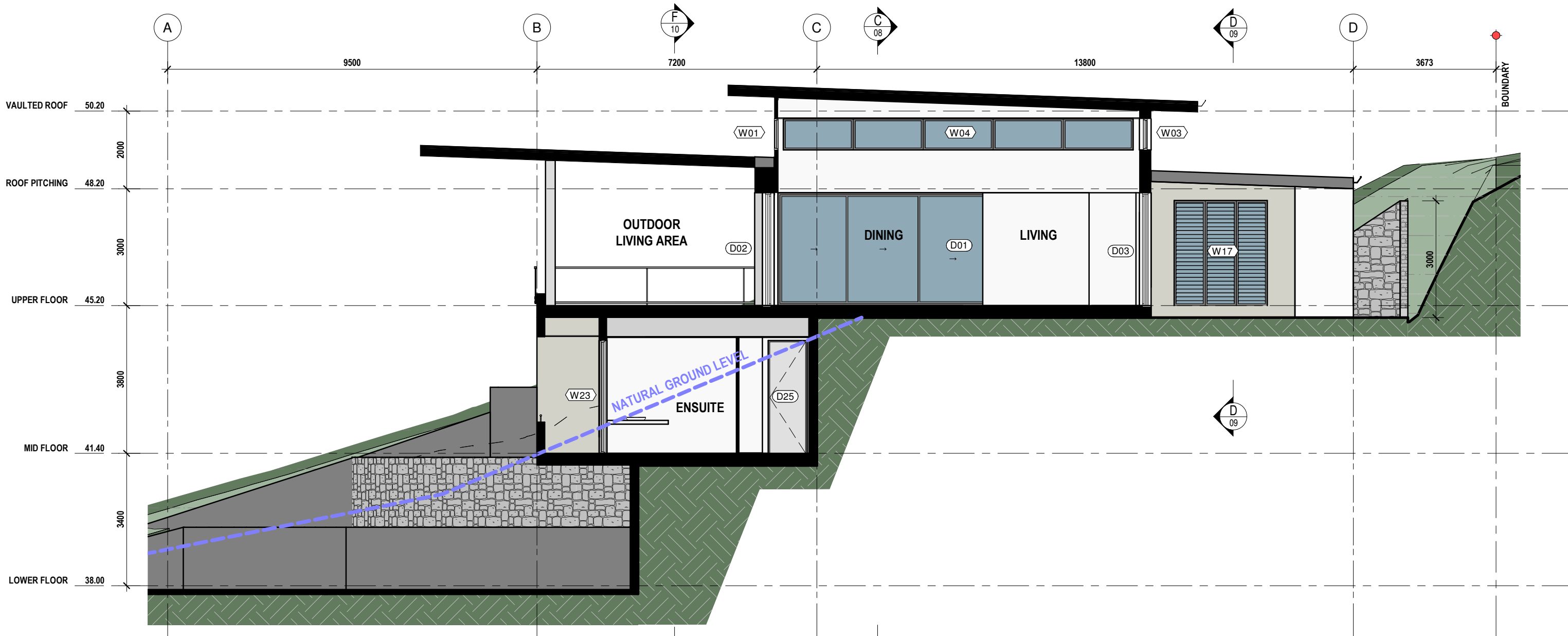
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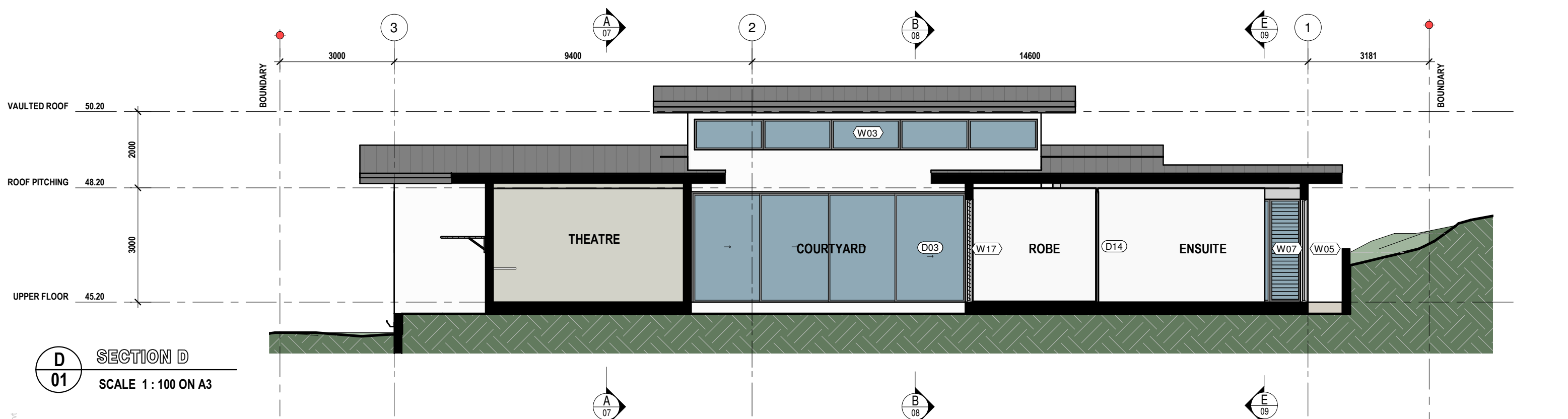


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BUILDING DESIGN

FOR
KIM & NEIL

AT
LOT 113 MURPHY STREET PORT DOUGLAS

Job No :
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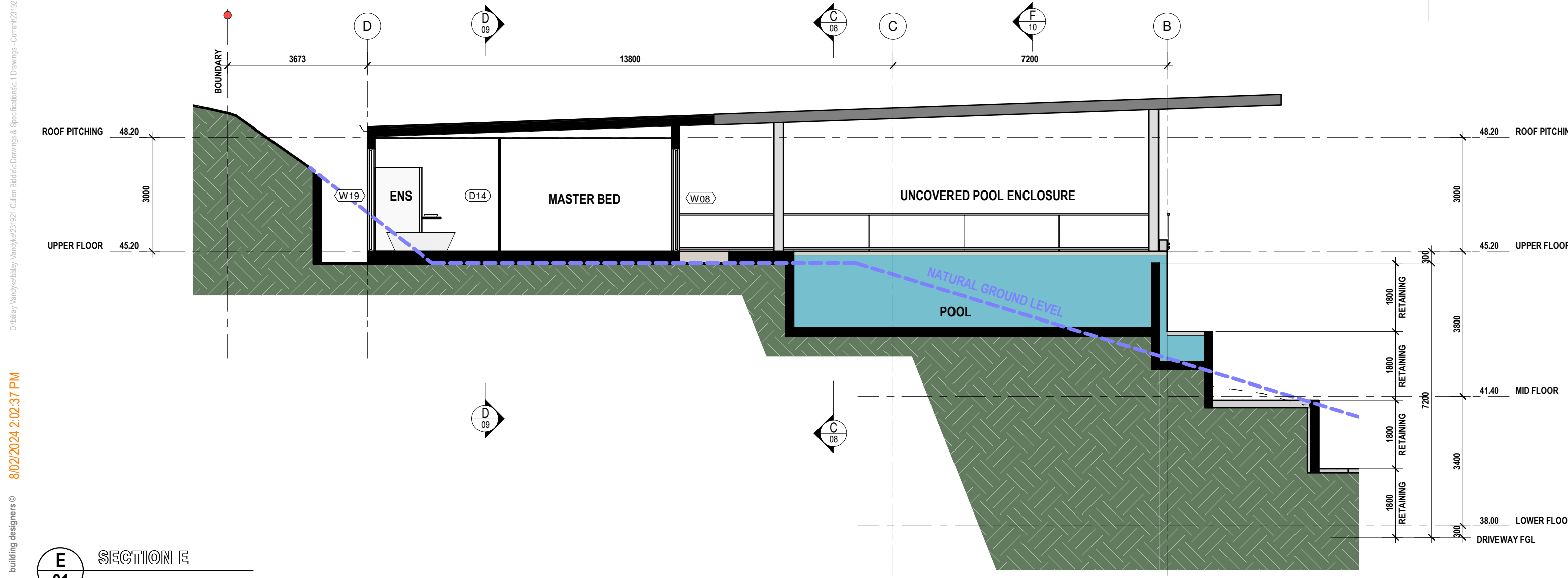
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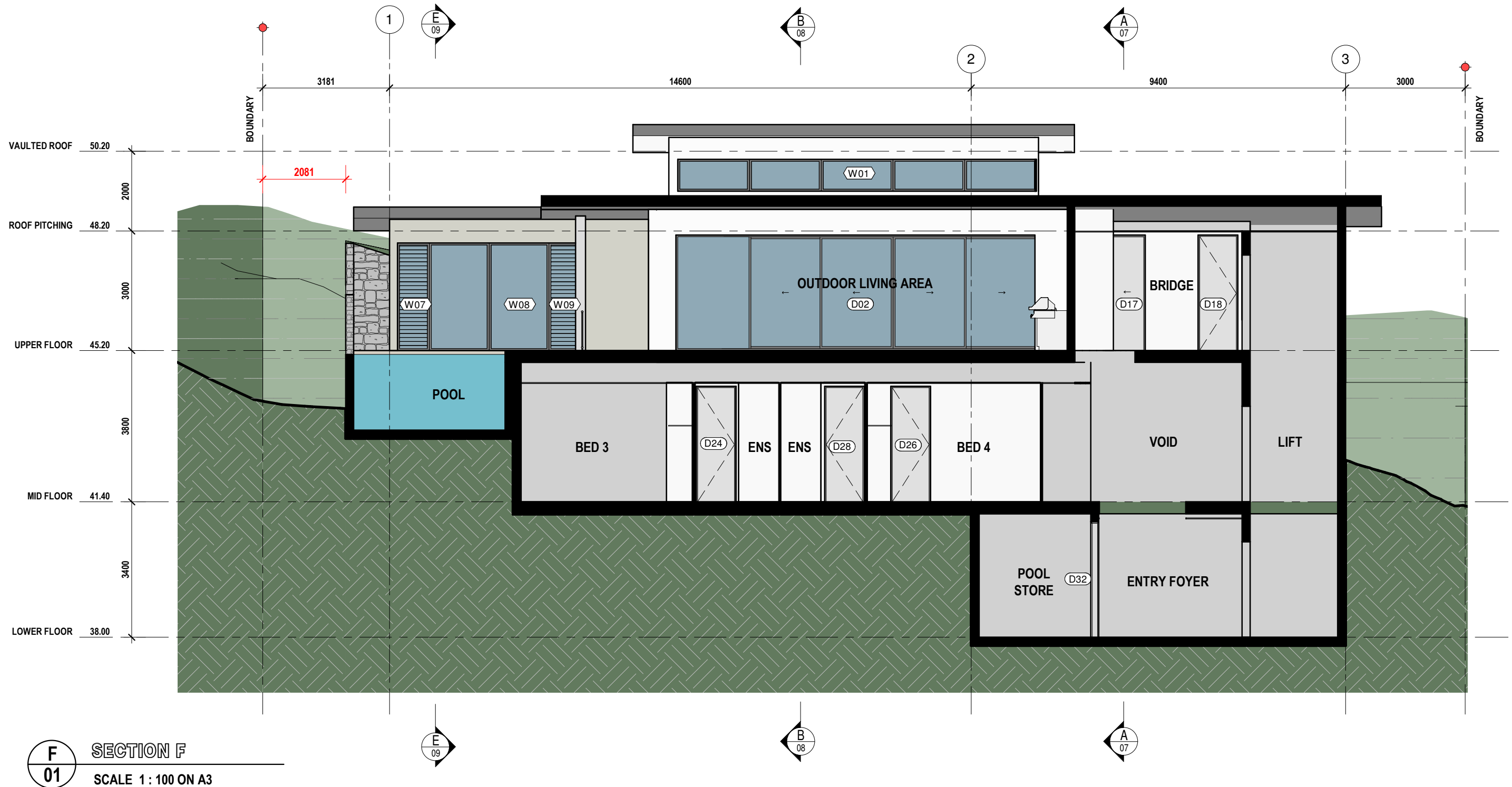
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BUILDING DESIGN

FOR
KIM & NEIL

AT
LOT 113 MURPHY STREET PORT DOUGLAS

Job No :
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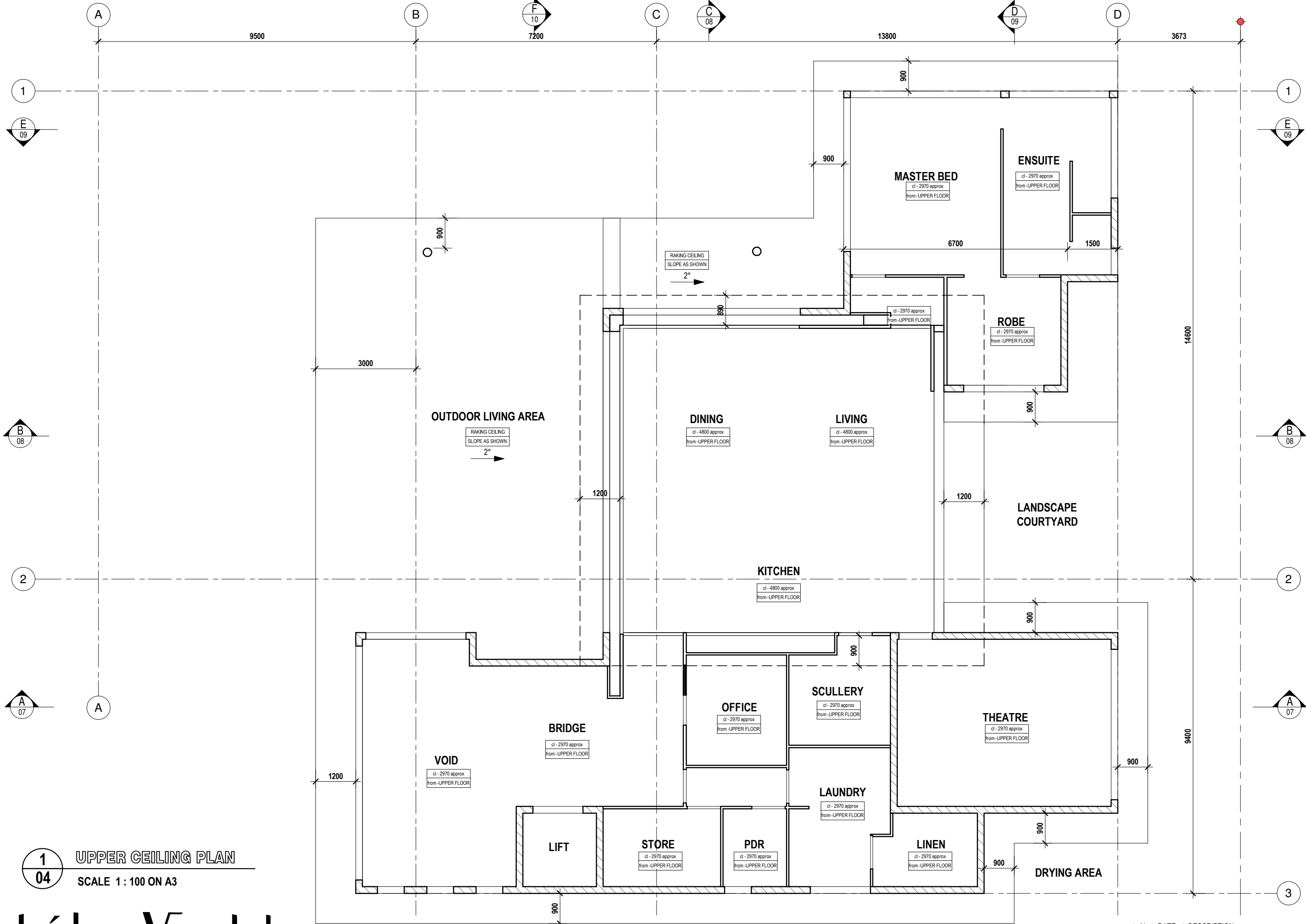
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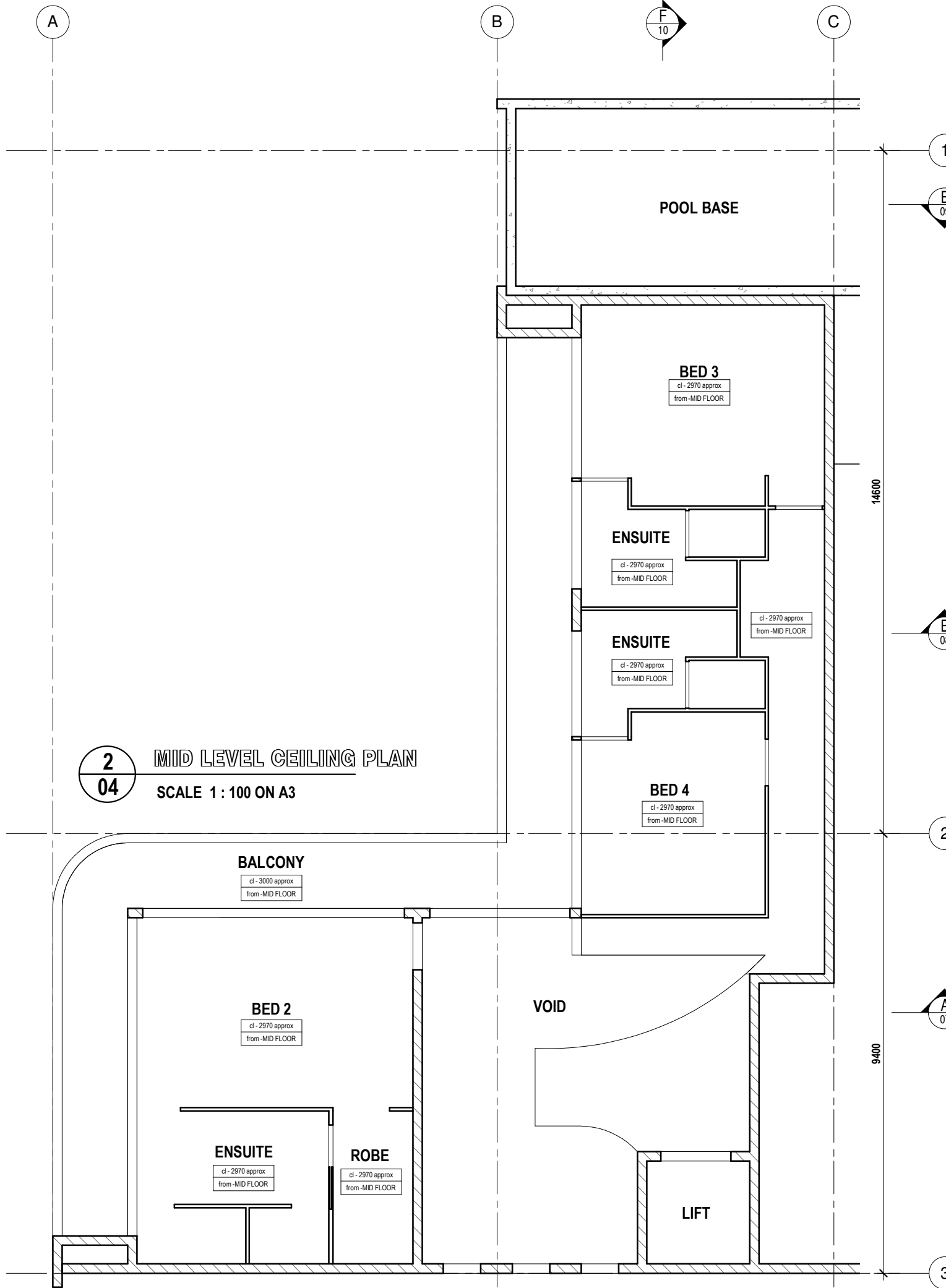
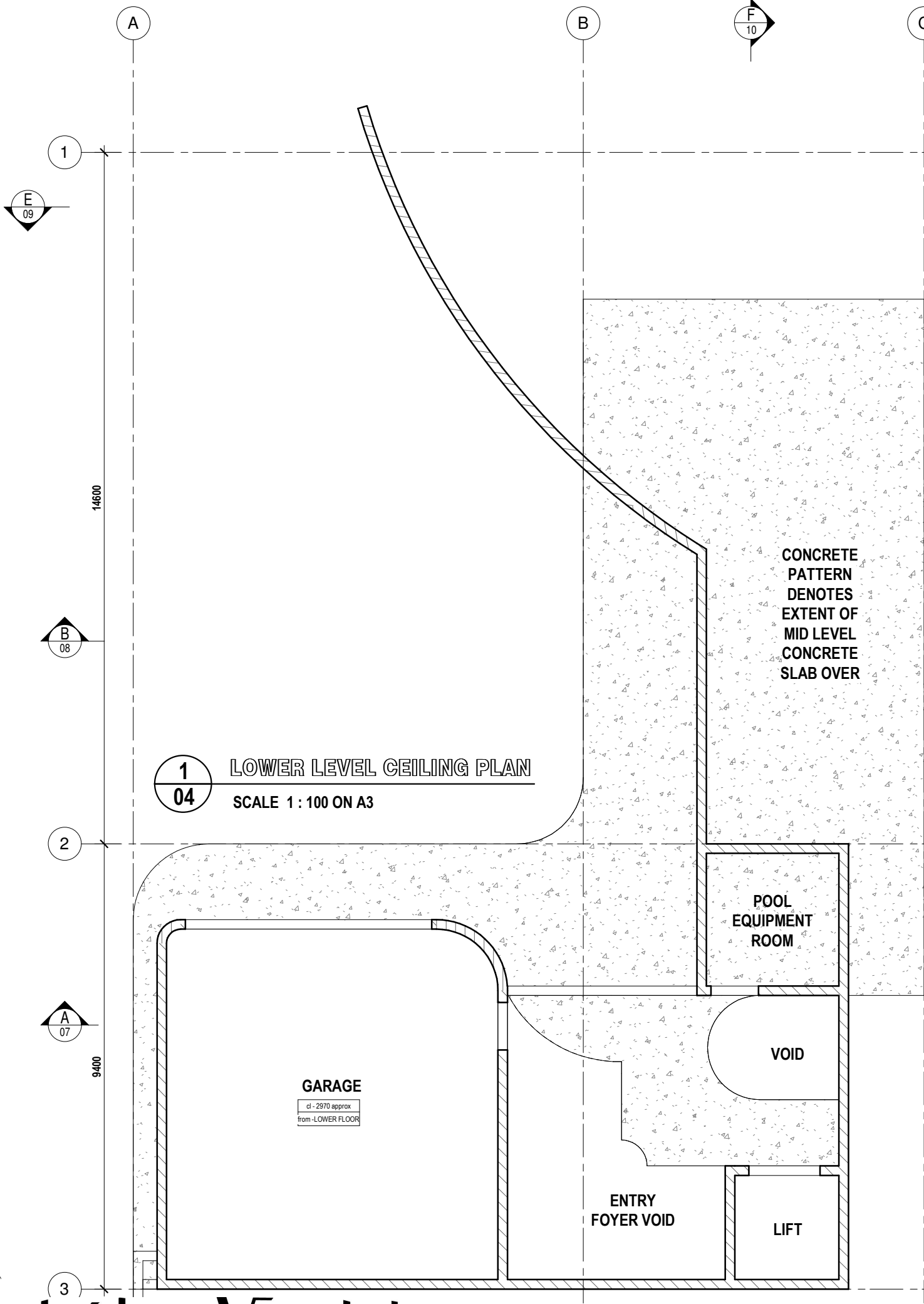
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04 ROOF PLAN
SCALE 1 : 100 ON A3

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BUILDING DESIGN

FOR
KIM & NEIL

AT
LOT 113 MURPHY STREET PORT DOUGLAS

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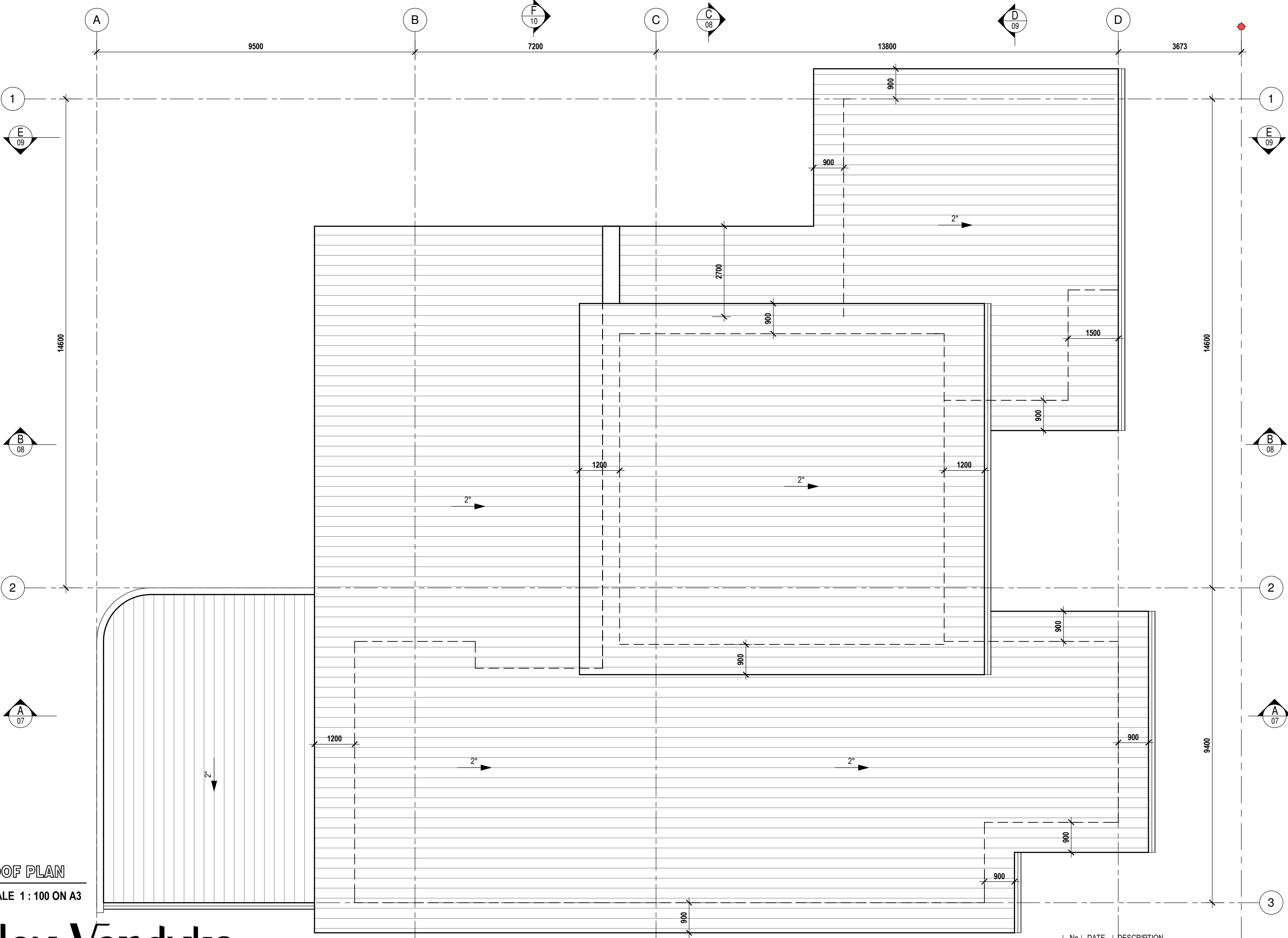
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SITE PLAN

SCALE 1 : 200 ON A3

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BUILDING DESIGN

FOR
KIM & NEIL

AT
LOT 113 MURPHY STREET PORT DOUGLAS

Job No :
231921

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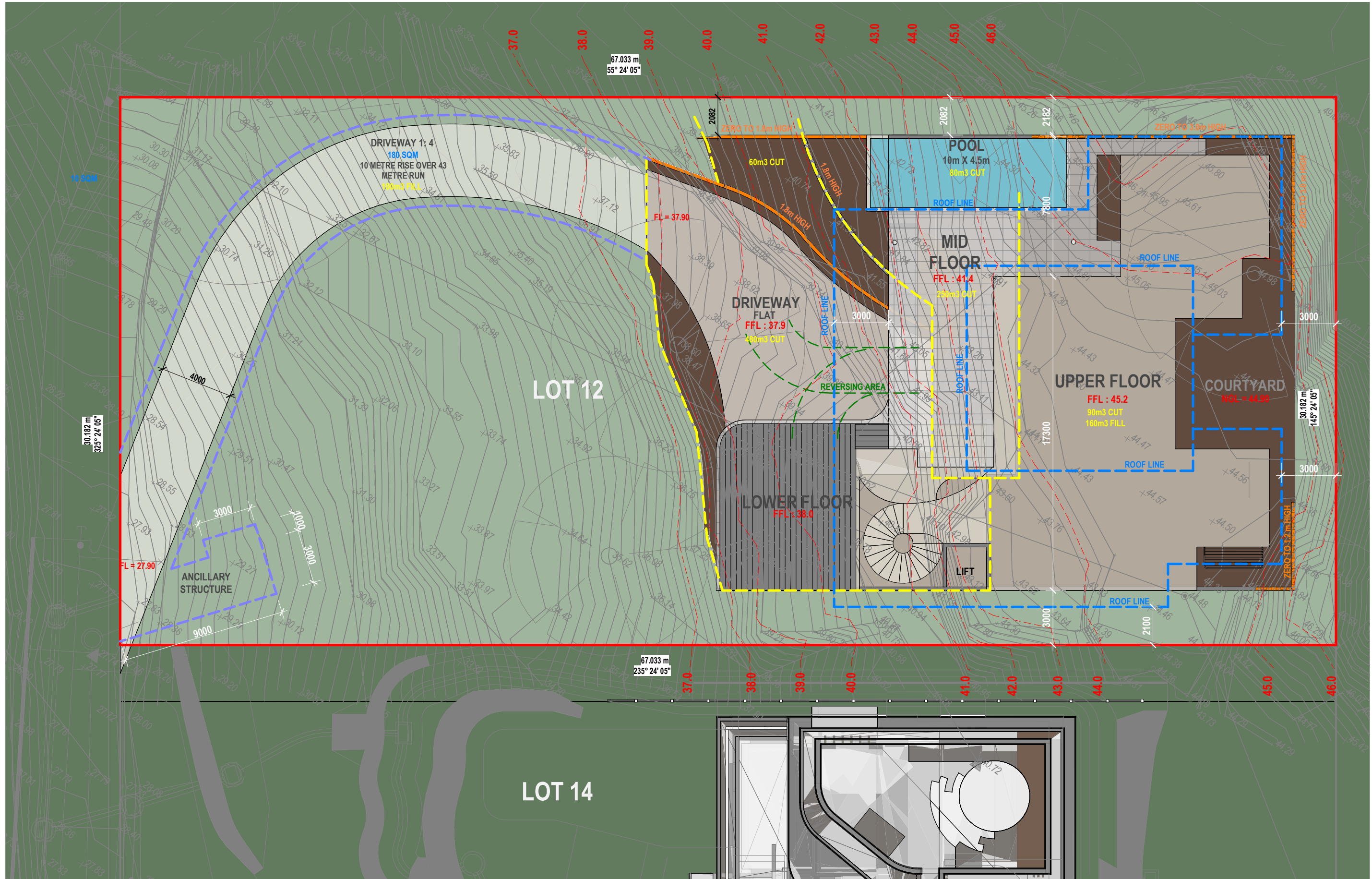
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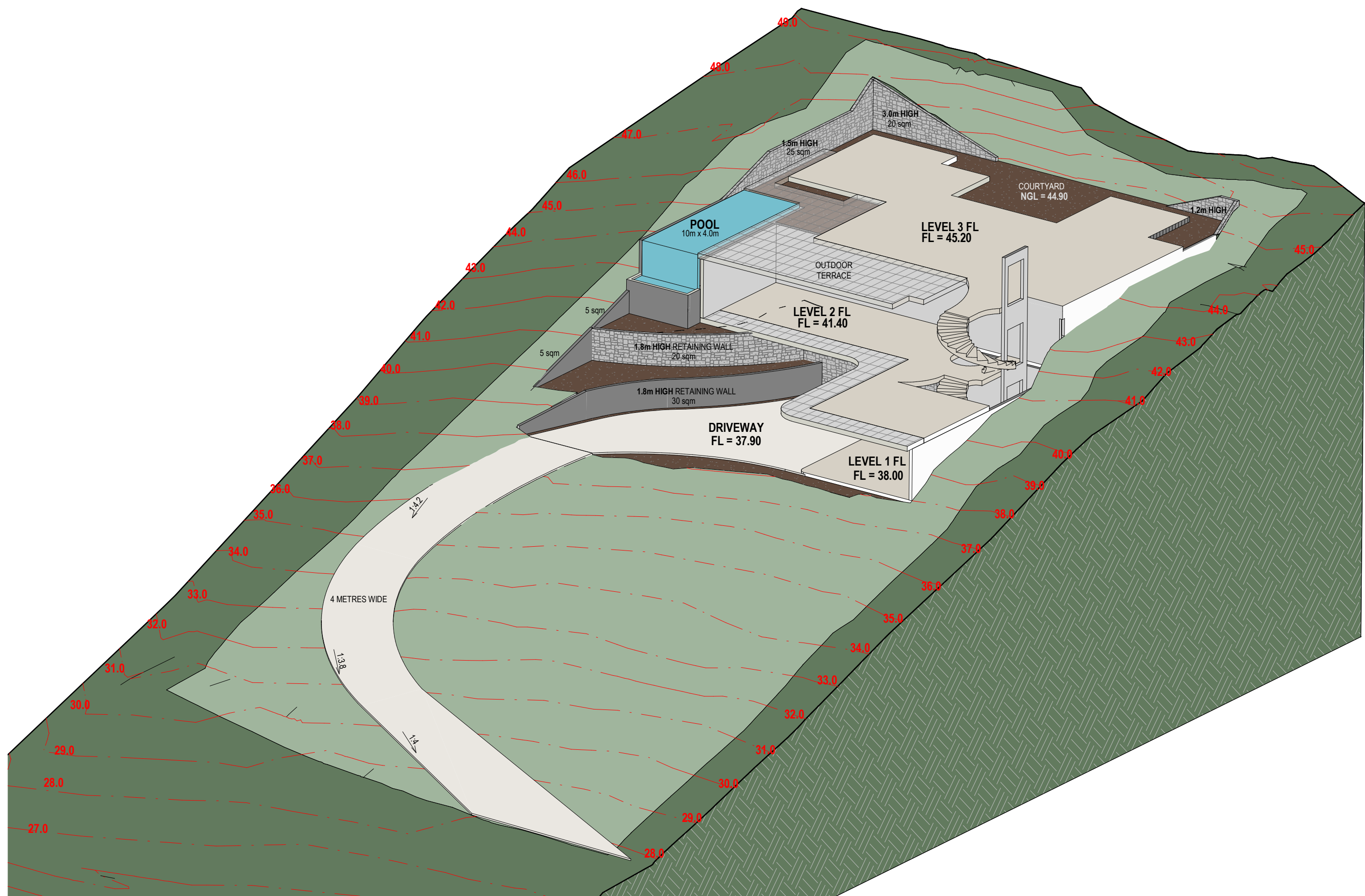
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1 EARTHWORKS MODEL
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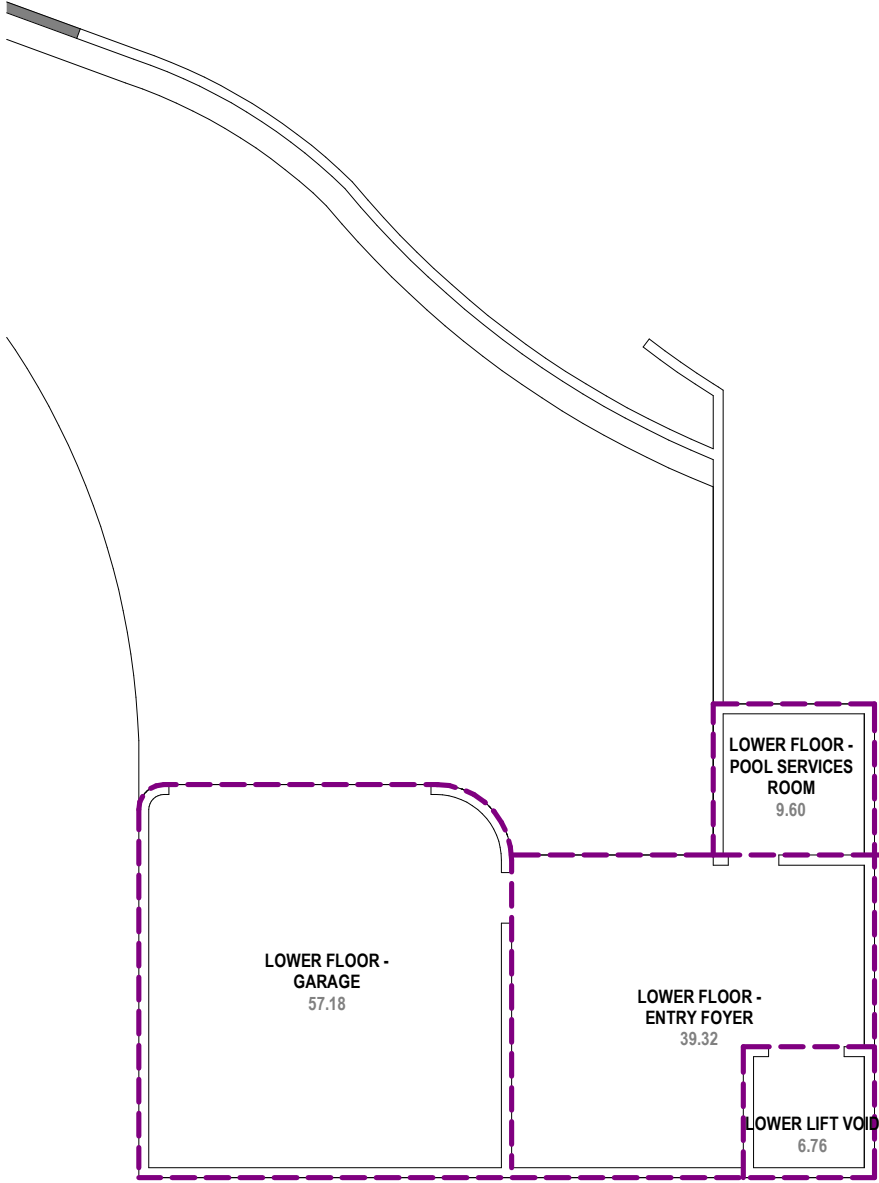
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COVEREAD AREAS	(m²)
LOWER FLOOR - ENTRY FOYER	39.3 m²
LOWER FLOOR - GARAGE	57.2 m²
LOWER FLOOR - POOL SERVICES ROOM	9.6 m²
LOWER LIFT VOID	6.8 m²
MID FLOOR BALCONY	48.5 m²
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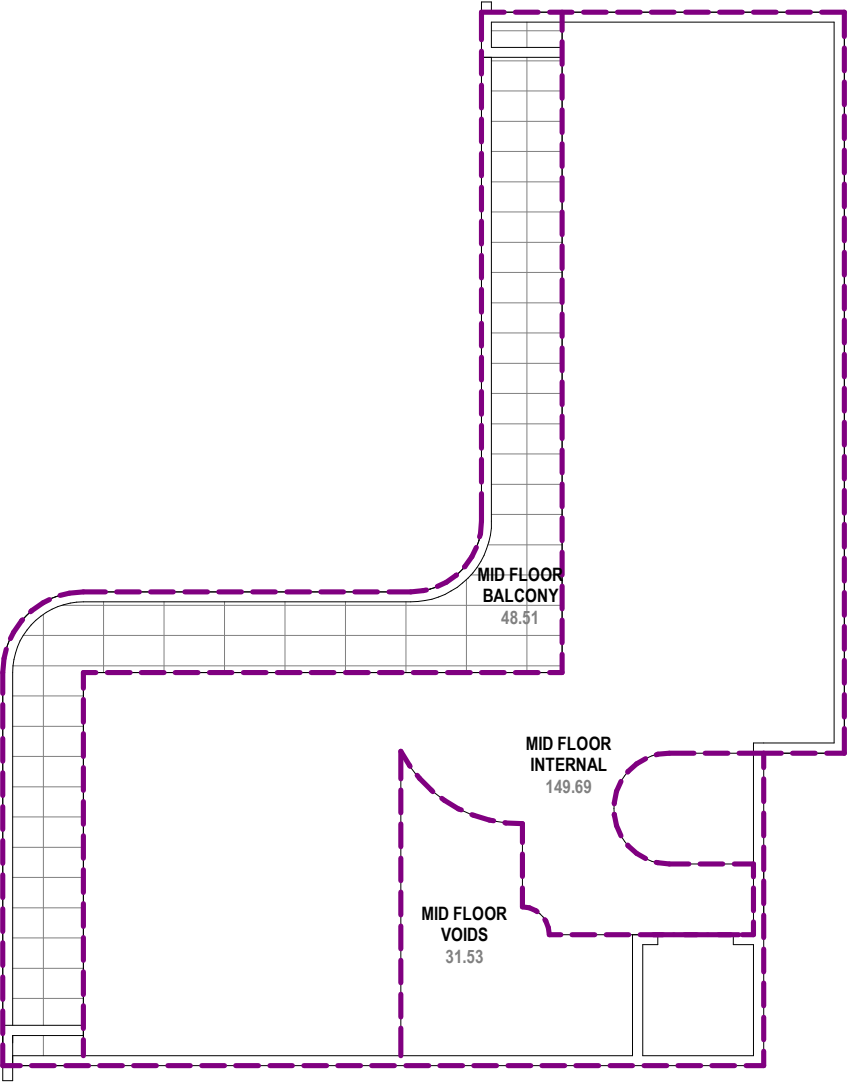
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104

LOWER FLOOR AREA PLAN

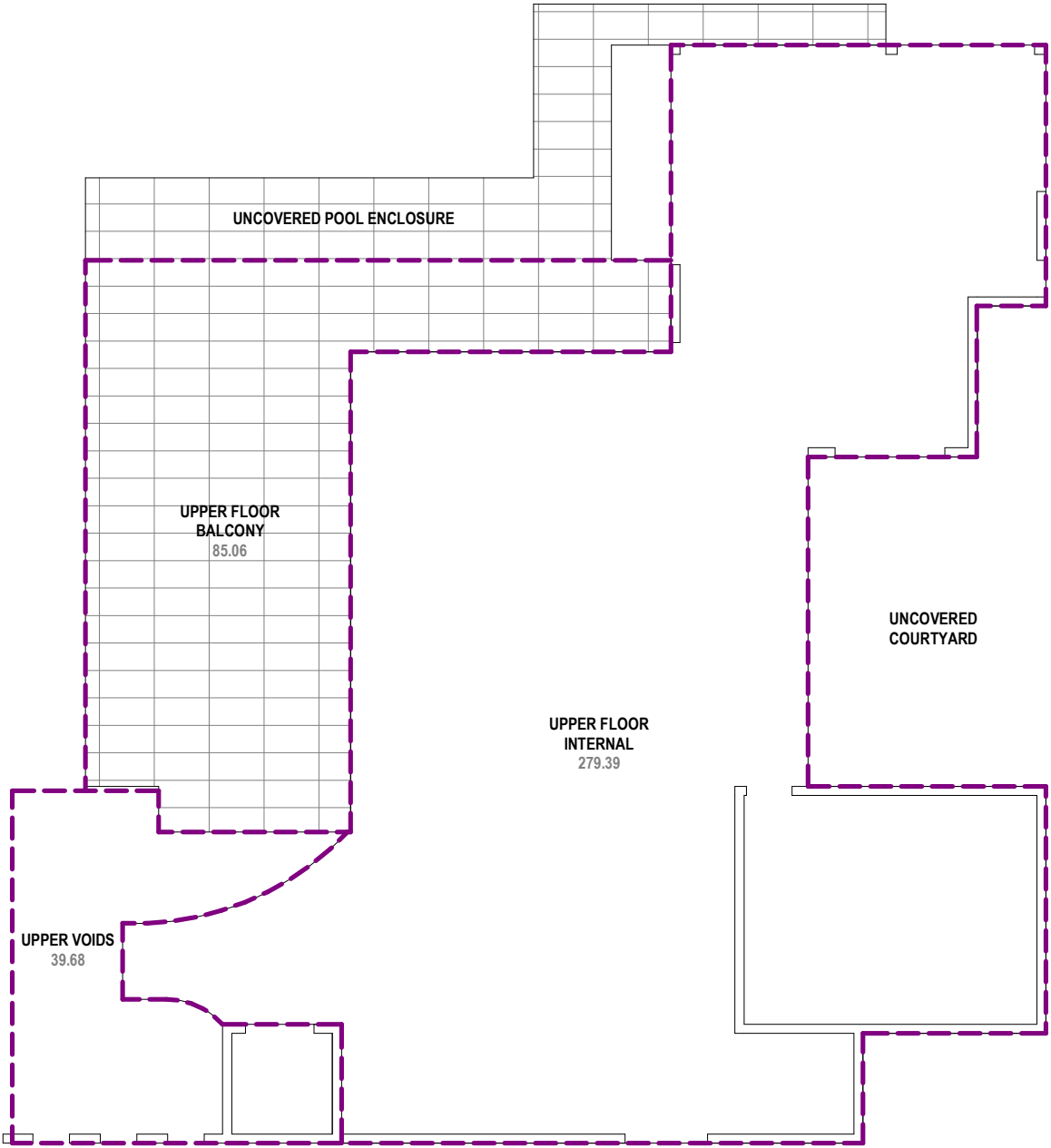
SCALE 1 : 150 ON A3



204

MID FLOOR AREA PLAN

SCALE 1 : 150 ON A3



304

UPPER FLOOR AREA PLAN

SCALE 1 : 150 ON A3

No.	DATE	DESCRIPTION
E	06/12/23	DESIGN DRAWINGS
F	16/12/23	CHANGES POST SITE MEETING
G	31/01/24	DESIGN DEVELOPMENT DRAWINGS
H	05/02/24	RELOCATED POOL STORE ROOM

D:\balay Vandyke\balay Vandyke\231921-Cullen Biddle Drawings & Specifications\c.1 Drawings - Current\231921-H.rvt

8/02/2024 2:02:45 PM

No.	DATE	DESCRIPTION
F	16/12/23	CHANGES POST SITE MEETING
G	31/01/24	DESIGN DEVELOPMENT DRAWINGS
H	05/02/24	RELOCATED POOL STORE ROOM
I	08/02/24	INCREASED SOUTHERN SIDE SETBACK TO 3 METRES



1 ENTRY PERSPECTIVE 1
SCALE 1 : 1 ON A3



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bálay Vandyke building designers ©

2

ENTRY PERSPECTIVE 2

SCALE 1 : 1 ON A3

bálay Vandyke
BUILDING DESIGN

FOR
KIM & NEIL

AT
LOT 113 MURPHY STREET PORT DOUGLAS

Job No :
231921

DRAWING No.
19

OF
20

REV.
H

designed by
matt piromalli

DESIGN DEVELOPMENT
bálay Vandyke building designers ©

No.	DATE	DESCRIPTION
E	06/12/23	DESIGN DRAWINGS
F	16/12/23	CHANGES POST SITE MEETING
G	31/01/24	DESIGN DEVELOPMENT DRAWINGS
H	05/02/24	RELOCATED POOL STORE ROOM



3 ENTRY PERSPECTIVE 3
SCALE 1 : 1 ON A3

ATTACHMENT 2

SUPPLEMENTARY ENGINEERING REPORT – APPLIN CONSULTING

(FEBRUARY 2024)

Our Ref: 24003 DA RFI Response 12 Murphy Street

23 February 2024

Urban Sync
Po Box 2970
CAIRNS QLD 4870

Attention: Stuart Ricketts

Dear Stuart,

**RFI CIVIL RESPONSE SUBMISSION
MCU - DWELLING HOUSES MCUC 2023_5563
12 MURPHY STREET, PORT DOUGLAS (L113 PTD2094)**

We refer to Douglas Shire Council's (Council) Information Request (IR) dated 1 February 2024.

We note Council had issued a previous Operational Works approval (OP2023_5234/1 (1169419) for the driveway works as detailed by Edge Consulting Engineers and we intend to closely follow that original approval with only minor modifications made to reduce the footprint impact and assist with constructability.

Applin Consulting has been engaged to prepare and compile a response to the civil issues associated with Council's IR and the information requested is repeated below in the order in which it appeared in the IR with the response following:

Allotment Access

2. *Confirm the proposed width of the sealed access within the Murphy Street Road reserve.
Officers note a 2.6m wide access is proposed on Balay Vandyke Drawing 7 of 14 (Site Plan - Revision F) for the frontage of the subject site.
The application material does not demonstrate how access will be provided to Murphy Street sealed road formation. This lower section services 10, 12 and 14 Murphy Street.
Concern is raised regarding the ability for vehicles using the shared access to safely pass one another at low speed without departing from the road. Reference is made to Complete Streets Table 6-2 for minimum widths for passing vehicles.*

Revised engineering sketch plans, which are similar to the previously approved Operational Works plans by Edge Consulting Engineers, have been created and modelled in 12D and a copy of these sketch plans is included in **Appendix A**.

The proposed shared driveway width is now 4.5m to reduce the footprint and ensure minimal impact to the existing trees by following the existing track alignment.

Table 6.2 of Complete Streets notes a 4.5m carriageway width is adequate for a 2-way shared street at 20km/hr with minimum service vehicles. This proposed driveway has a lesser function and speed environment than a shared street and given the proposed driveway will only service, at the most 4 but more likely 3, residential allotments with both lots 12 and 14 having the ability to enter the shared driveway in a forward manner and to stop at the bottom of their driveways and see any other vehicle on the driveway, a 4.5m shared driveway is of adequate width.

3. *Clarify the proposed width of the sealed driveway internal to the development site. Officers note a 4m wide driveway is nominated on Balay Vandyke Drawing 7 of 14 (Site Plan - Revision F), however, the width shown on this drawing is scaled at approximately 2.6m.*

The internal driveway width for 12 Murphy Street is 3.5m.

Retaining Walls & Earthworks

4. *Concern is raised regarding the requirement for a 1.8m retaining wall proposed in the Murphy Street road reserve shown on Balay Vandyke Drawing 7 of 14 (Site Plan- Revision F). Note, the proposed retaining wall also appears to be located near the top of an existing steep batter which may have stability implications for the road reserve. Note that a retaining wall in road reserve of this height is considered to be an unacceptable solution.*
Clarify the justification for raising the level of the shared access external to the site within the Murphy Street road reserve. Options to minimise the level change in Murphy Street are to be considered.
Provide a cross section through the proposed 1.8m retaining structure through to and including the Murphy Street road formation.
Advice Note: The contour information shown on the Site Plan appears to indicate the extent of the design creates a large flat driveway section within the site (adjacent the garage). The absence of grade transition in this area appear to reduce the length available for the driveway grading and appears to dictate the level at the interface with the shared access at Murphy Street (to achieve the proposed 1 in 4 gradient).
Officers note that it appears if part of the footprint of the flat portion of the internal driveway was utilised to manage the level transition, this may minimise the level change (and fill required) in Murphy Street. This would lower the height of the proposed retaining wall.

The proposed driveway has been regraded slightly to negate the need for any retaining within the road reserve. Sketch plans of the driveway with a long section and cross sections are included in **Appendices A and B**.

5. *Subject to the further advice provided in relation to Item 3 above, clarification is sought on the ownership and maintenance for any private infrastructure proposed in the Murphy Street road reserve. Council is not supportive of additional asset obligations in its road reserve that benefit private access arrangements.*

The proposed driveway is, like all driveways, the responsibility of the land owner to maintain.

Water and sewer reticulation to service the allotments will be Council owned assets, as requested by Council's Water and Wastewater Engineer.

6. *Provide further information in the form of longitudinal and cross sections indicating the cut and fill required to construct the shared access in Murphy Street, and the internal driveway.*

Refer sketches provided in **Appendix B**.

7. *Confirm the maximum height of retaining structures proposed as part of this development. Officers note the response provided as part of the Code Assessment for Performance Outcome 2 nominates a maximum height of 2.52m for retaining structures. Sections provided in the application appear to indicate higher retaining elements are proposed.*
In particular, what treatment/s are proposed for the 3m high retaining walls shown on Balay Vandyke Drawing 7 of 14 (Site Plan - Revision F) along the western and northern extents of the dwelling house.

Revision to the house size and sitting have resulted in walls under 2m – refer architectural plans for details.

8. *Confirm the retaining wall treatment/s (type/s) proposed in the Murphy Street Road Reserve. Note the response to this item may be addressed or amended as a result of responding to earlier Information Request items.*

The revised design has negated the need for any retaining walls.

Site Access & Service Connections

10. *Confirm if the development proposes to adopt the site access and service connections (water, sewer, and stormwater) previously proposed in Murphy Street shown on Edge Consulting Drawing C301, C302, C601, and C701 (Revision P6) dated 30 May 2023.
Provide a drawing/s showing the proposed access and services connections for the development site in Murphy Street.*

Further discussions have been undertaken with Council's Water and Wastewater Engineer and we confirm the services will be documented to closely follow the previously approved Edge Consulting plans mentioned above. Given this outcome will almost be identical, we have not prepared new plans.

We trust the above and attached is sufficient for Council's purposes and allows Council to finalise the Decision Notice.

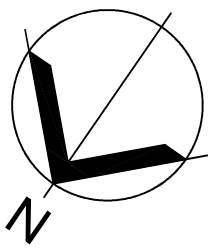
Please do not hesitate to contact the undersigned should you have any further questions in relation to this matter.

Yours faithfully
APPLIN CONSULTING



GREG APPLIN
B Eng (Civil) RPEQ 6073

APPENDIX A



NOTES

- 1. REFER DRG 24003-SK002 FOR DRIVEWAY LONGITUDINAL SECTION AND TYPE CROSS SECTIONS.
- 2. REFER DRG 24003-SK003 FOR CROSS SECTIONS

LOT 113
PTD2094
(HOUSE No. 12)

EXACT LOCATION AND LEVEL OF EXISTING ELECTRICAL SERVICE TO BE CONFIRMED PRIOR TO COMMENCING WORKS. SUPERINTENDENT TO NOTIFIED IF A CLASH WITH PROPOSED WORKS IS IDENTIFIED.

EXISTING GATES TO BE REMOVED

DN300 HDPE DRAINAGE STUB FOR FUTURE CONNECTION FROM LOT 114

DRIVEWAY CL01
REFER DRG SK002 FOR LONG SECTION AND TYPE CROSS SECTIONS

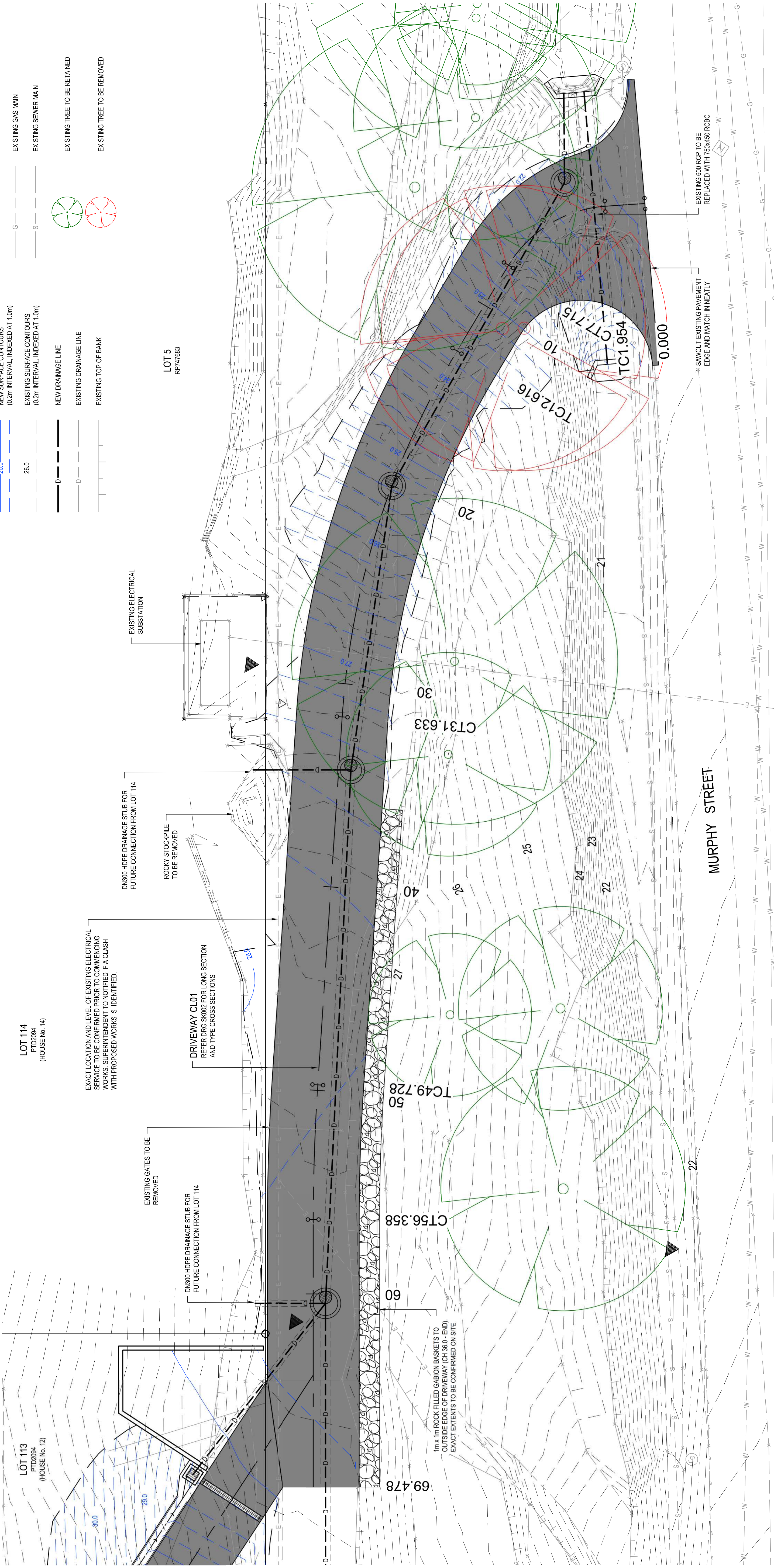
DN300 HDPE DRAINAGE STUB FOR FUTURE CONNECTION FROM LOT 114

ROCKY STOCKPILE TO BE REMOVED

LOT 5
RP74783

LEGEND

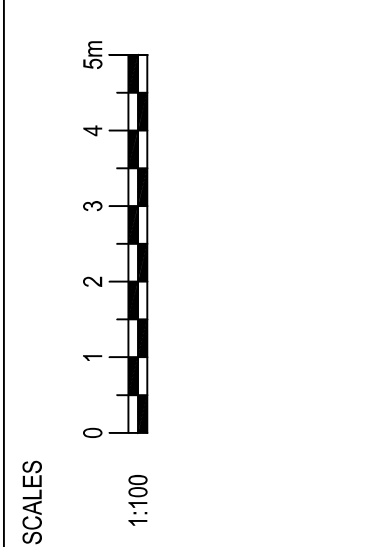
- NEW CONCRETE DRIVEWAY
- EXISTING ROAD SHOULDER
- NEW ROCK FILLED GABIONS
- EXISTING WATER MAIN
- NEW SURFACE CONTOURS
(0.2m INTERVAL, INDEXED AT 1.0m)
- EXISTING ELECTRICITY (UG)
- EXISTING SURFACE CONTOURS
(0.2m INTERVAL, INDEXED AT 1.0m)
- EXISTING GAS MAIN
- EXISTING SEWER MAIN
- NEW DRAINAGE LINE
- EXISTING TREE TO BE RETAINED
- EXISTING DRAINAGE LINE
- EXISTING TOP OF BANK
- EXISTING TREE TO BE REMOVED



REV	DESCRIPTION	GB	DRN	APP	CERTIFICATION	DATE	RPEQ
A	PRELIMINARY ISSUE					27/02/24	
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APPLINCONSULTING

M 0414 768 109 | E greg@applinconsulting.com.au



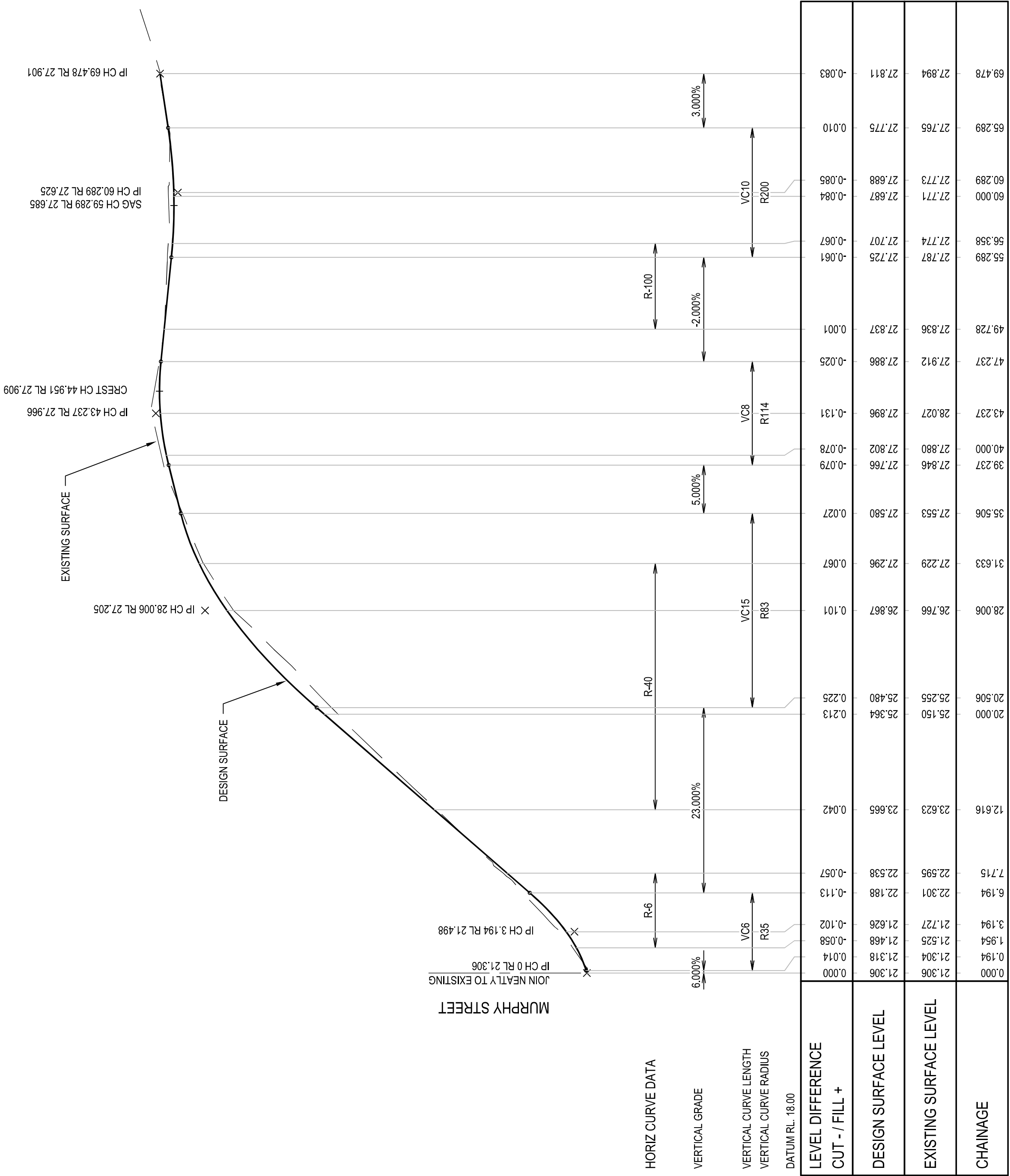
CLIENT
KIM CULLEN & NEIL BIDDLE

DESIGNED	G. BROWNING
DRAWN	G. BROWNING
CHECKED	G. APPLIN

PROJECT
12 MURPHY STREET RESIDENCE
LOT 113 PTD2094 MURPHY STREET
TITLE
DRIVEWAY CL01 - PLAN

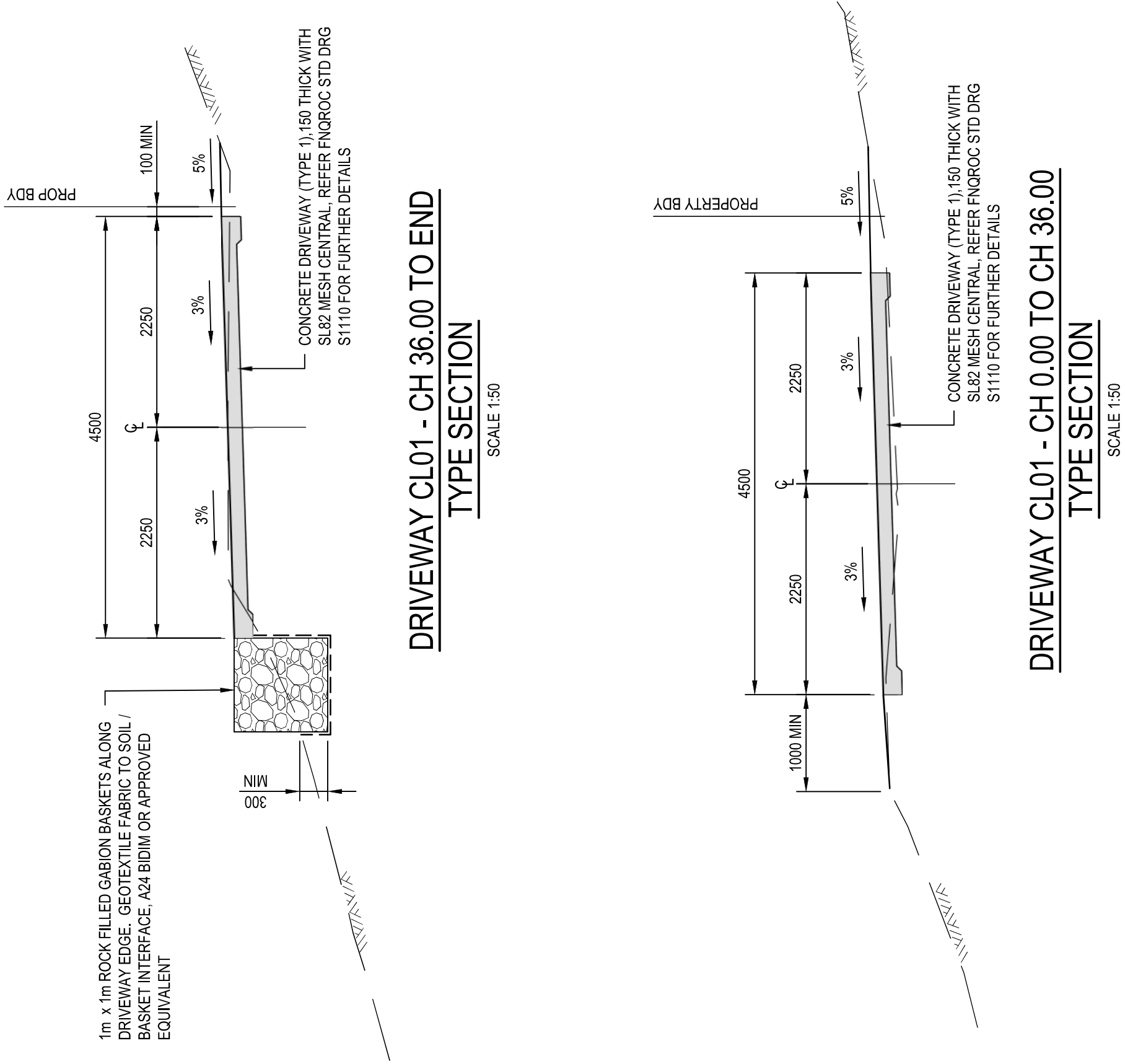
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SCALE (AT FULL SIZE)	SIZE A1
DRAWING NUMBER 23001-SK001	REVISION A

APPENDIX B



LONGITUDINAL SECTION - DRIVEWAY CL01

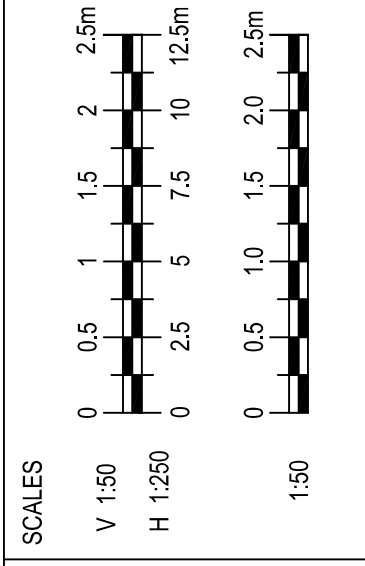
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REV	DESCRIPTION	CERTIFICATION	DATE	RREQ
A	PRELIMINARY ISSUE	GB	GA	27/02/24
THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF APPLIN CONSULTING. IT MUST ONLY BE USED FOR THE PROJECT AND SITE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED AND NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF APPLIN CONSULTING FOR THE PURPOSE FOR WHICH IT WAS PREPARED FOR.				

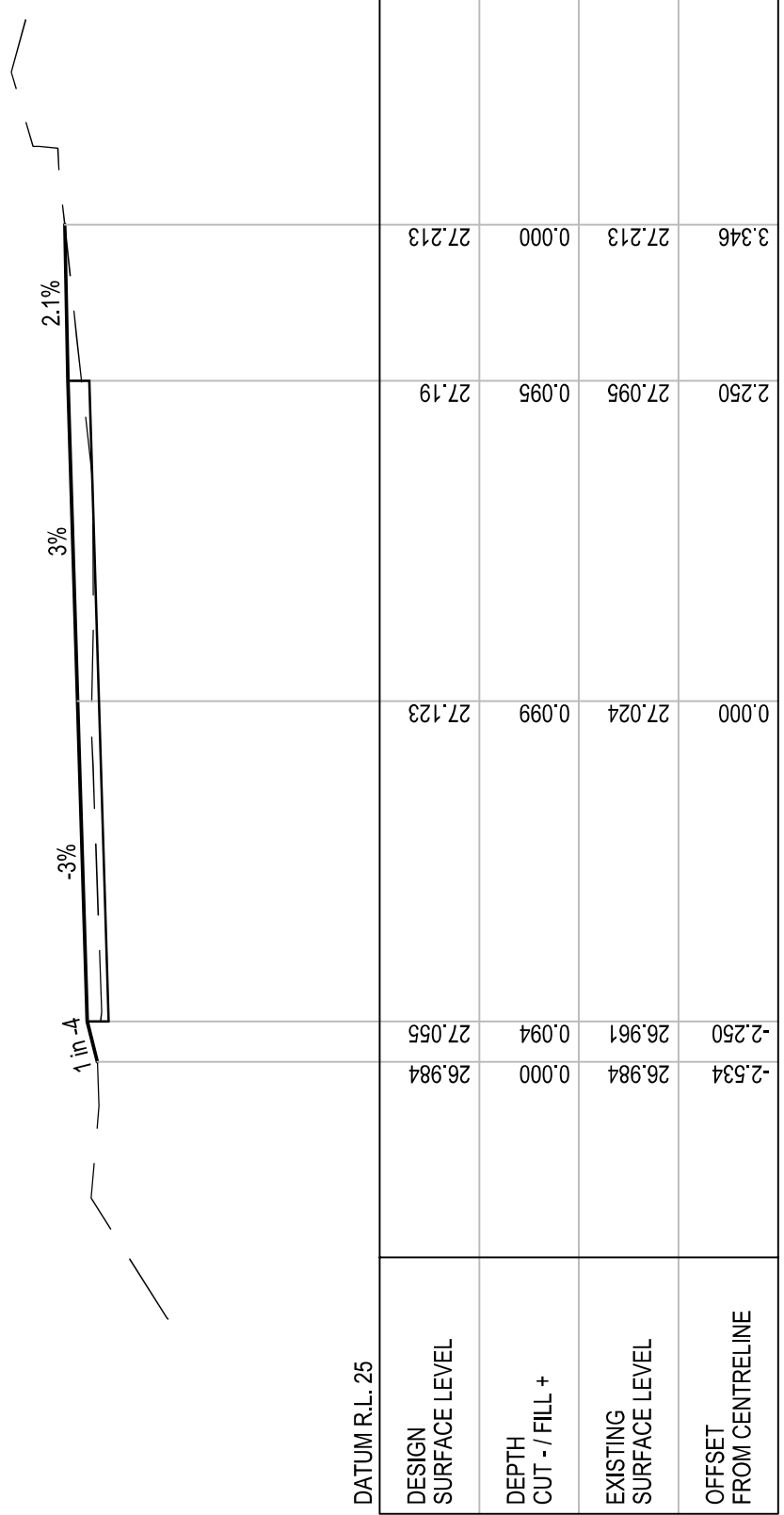
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M 0414 768 109 | E greg@applinconsulting.com.au

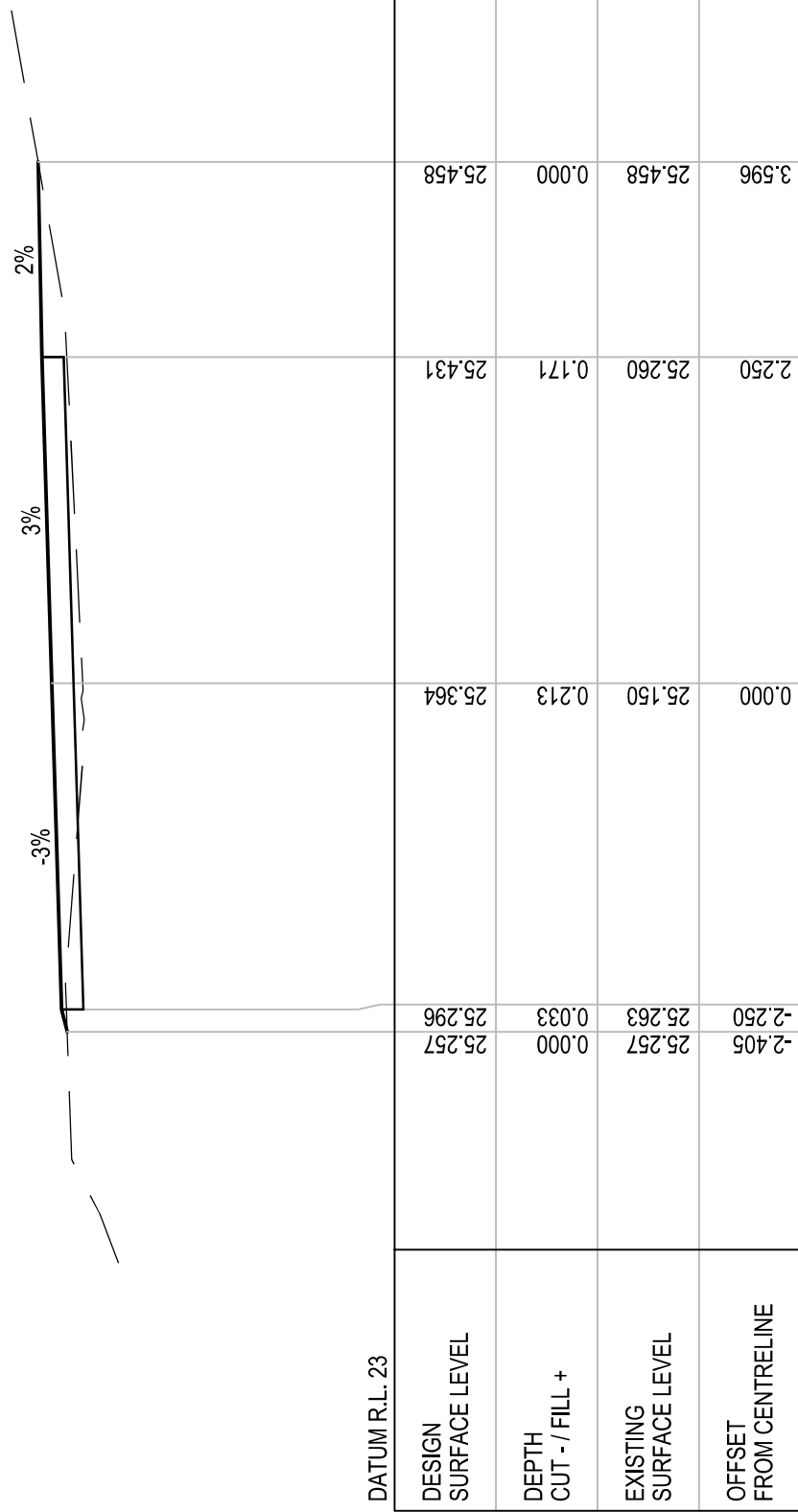


CLIENT	DESIGNED	DRAWN	CHECKED
KIM CULLEN & NEIL BIDDLE	G. BROWNING	G. BROWNING	G. APPLIN

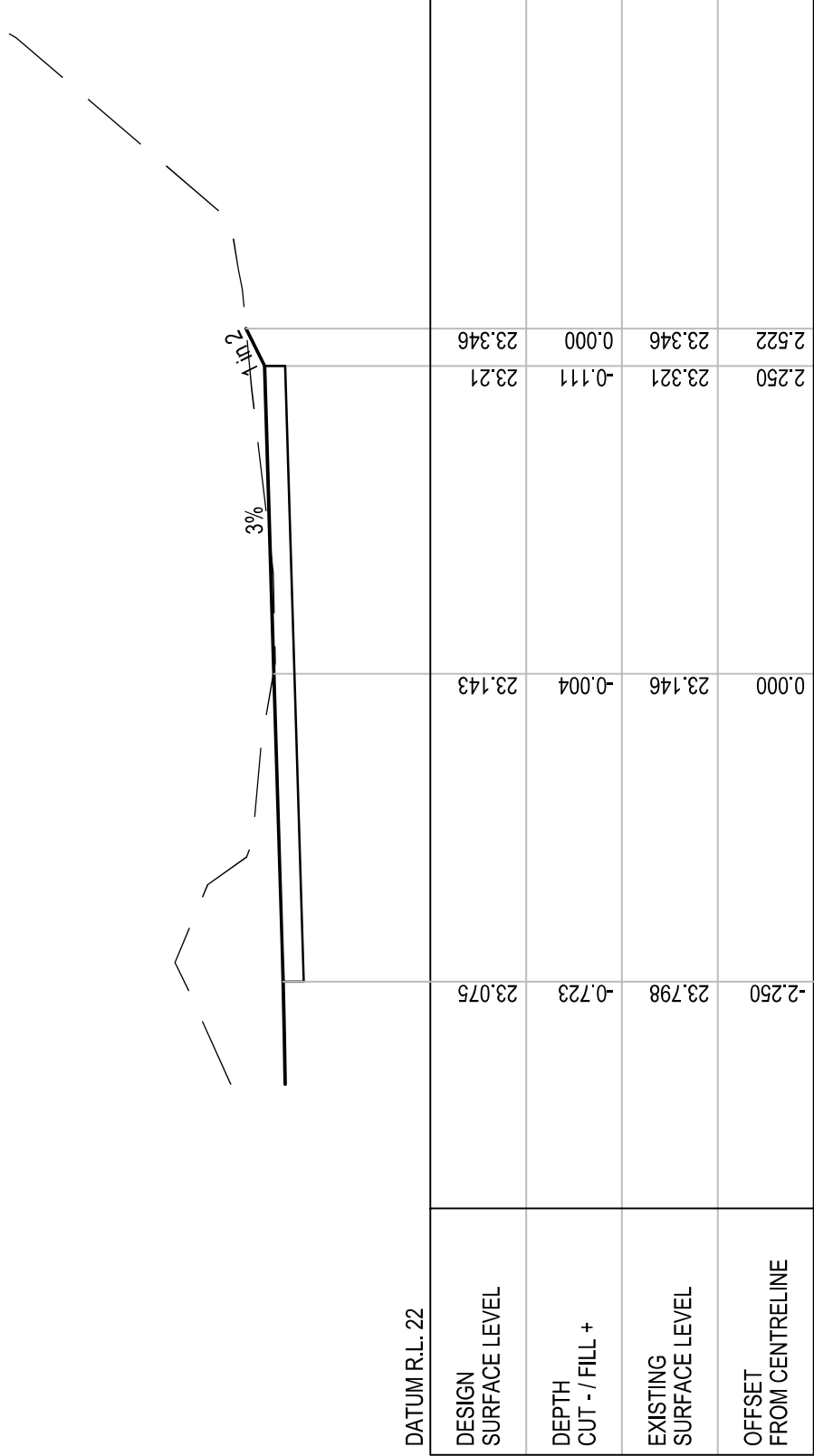
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12 MURPHY STREET RESIDENCE LOT 113 PTD2094 MURPHY STREET TITLE	PRELIMINARY	
DRIVEWAY CL01 - LONGITUDINAL SECTION AND TYPE SECTION	SCALE (AT FULL SIZE) 1:250H / 1:50V	SIZE A1
	DRAWING NUMBER 23001-SK002	REVISION A



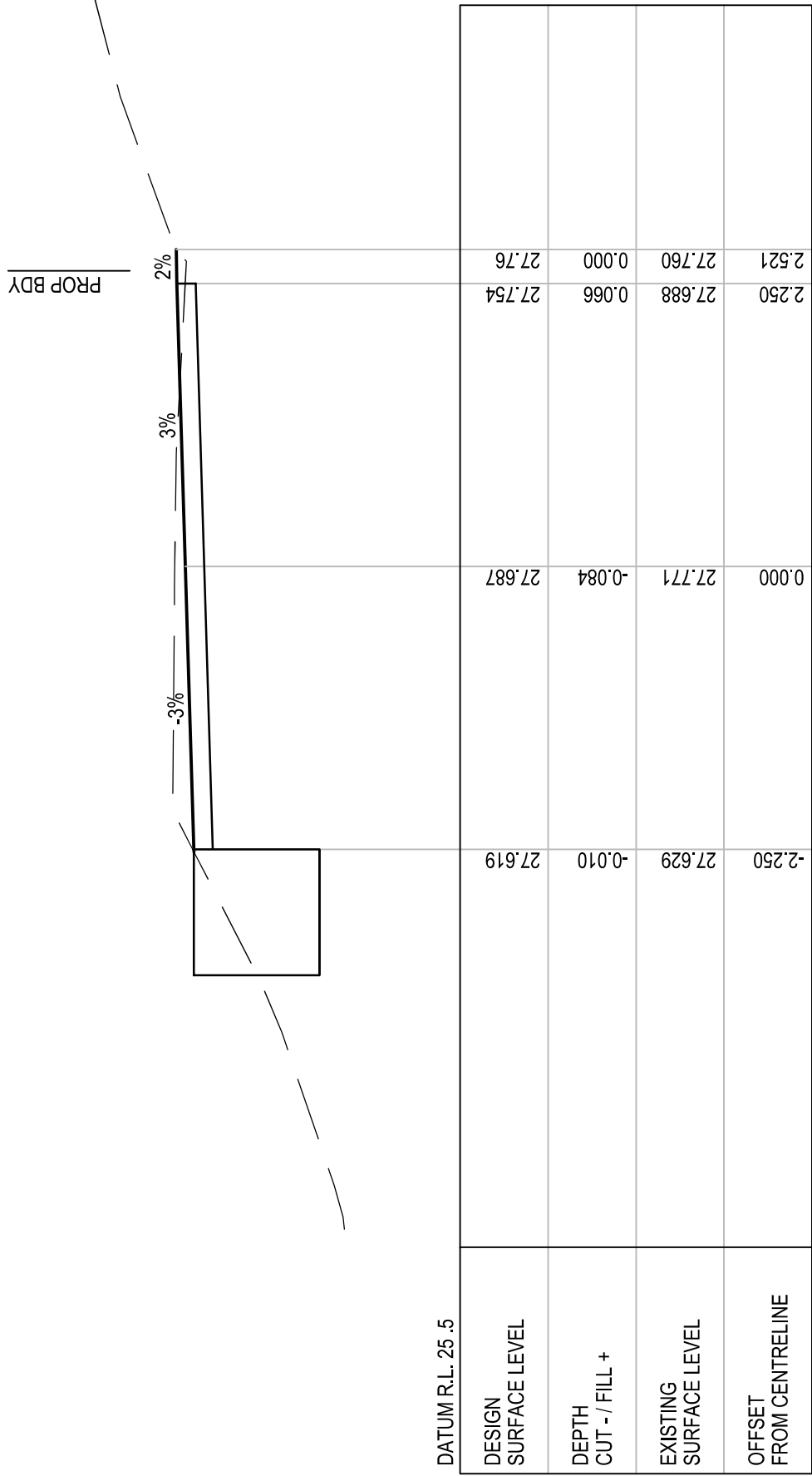
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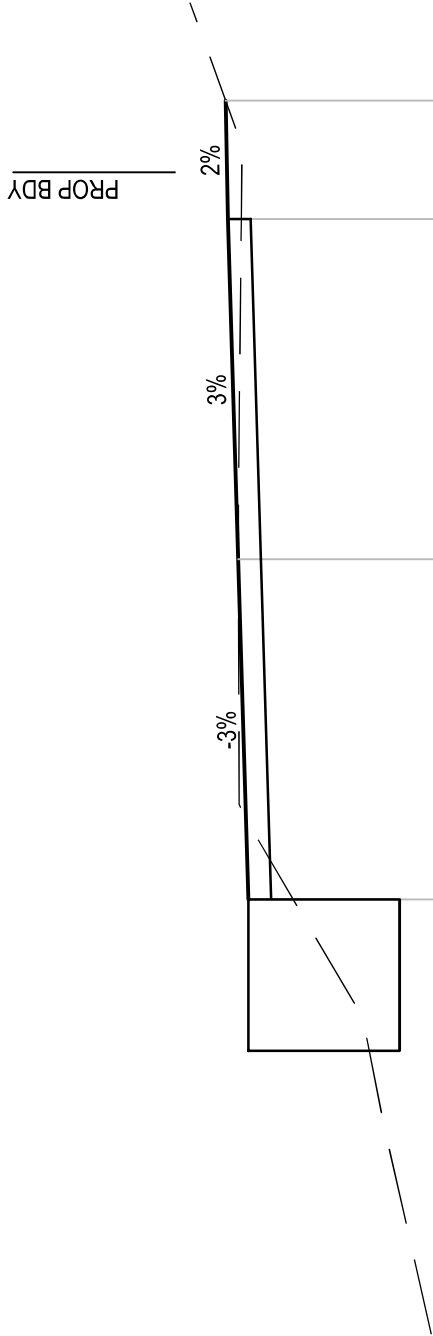
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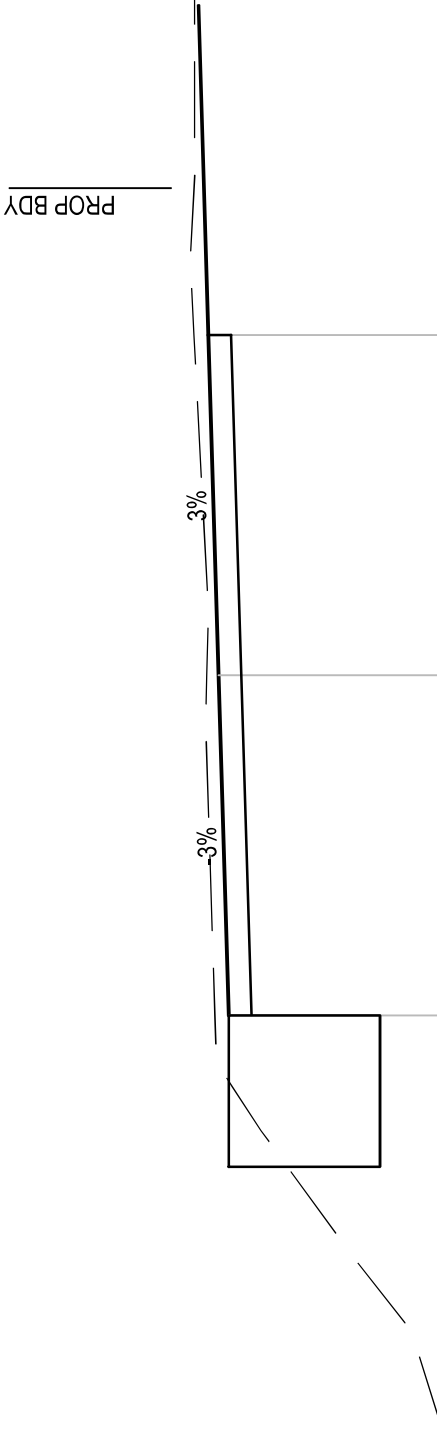
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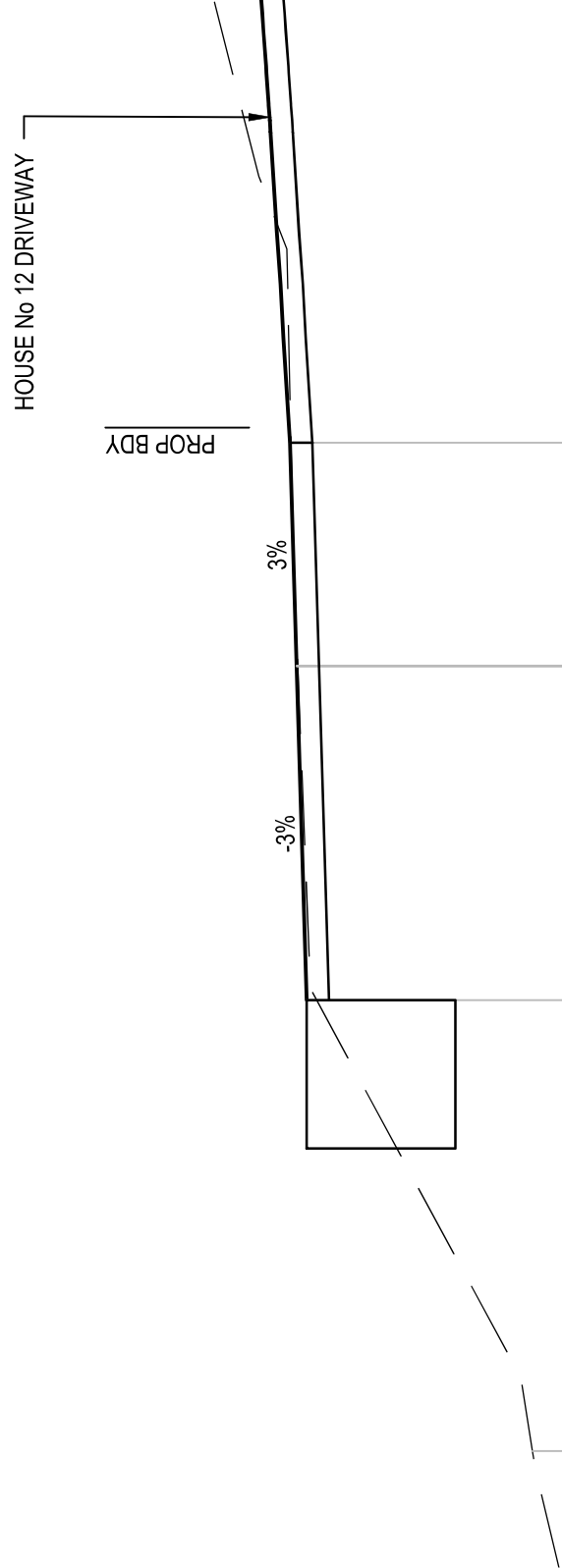
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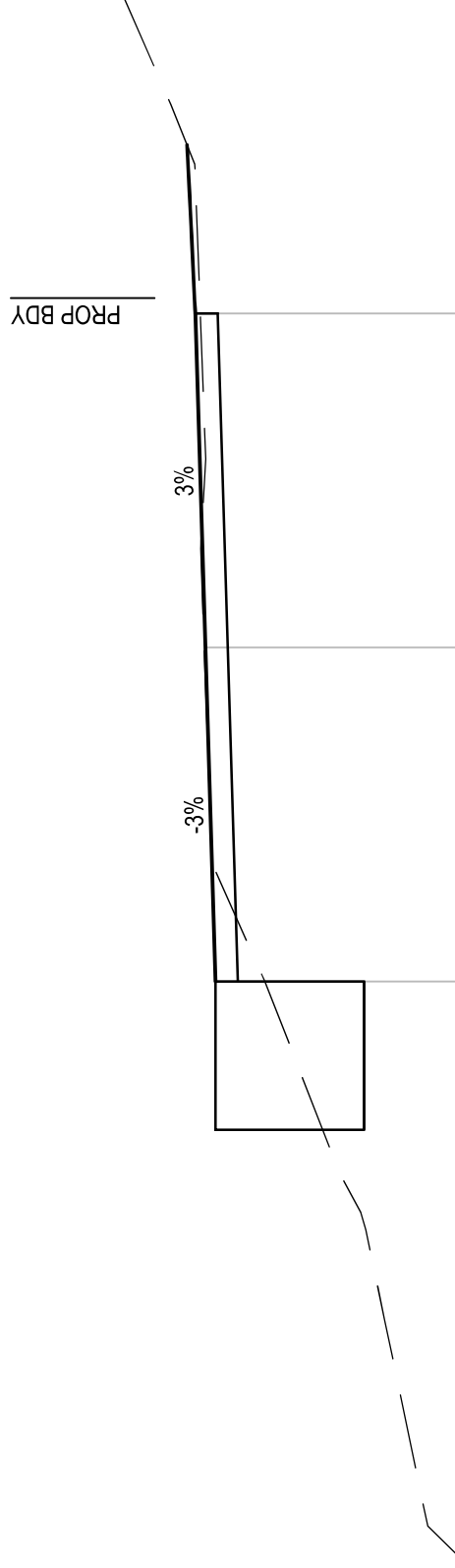
CH 50



CH 40



CH 69.478



CH 63.986

										APPLIN — CONSULTING										M 0414 768 109 E greg@applinconsulting.com.au										KIM CULLEN & NEIL BIDDLE										PROJECT 12 MURPHY STREET RESIDENCE LOT 113 PTD2094 MURPHY STREET TITLE DRIVEWAY CL01 - CROSS SECTIONS										STATUS 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