

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) | K P Cullen & N G Biddle & George Argyrou |
| Contact name (only applicable for companies) | C/- Greg Applin – Applin Consulting |
| Postal address (P.O. Box or street address) | 19 Mullins Street |
| Suburb | Whitfield |
| State | QLD |
| Postcode | 4870 |
| Country | Australia |
| Contact number | 0414 768 109 |
| Email address (non-mandatory) | greg@applinconsulting.com.au |
| Mobile number (non-mandatory) | 0414 768 109 |
| Fax number (non-mandatory) | n/a |
| Applicant's reference number(s) (if applicable) | n/a |

| 2) Owner's consent | |
|---|--|
| 2.1) Is written consent of the owner required for this development application? | |
| <input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application | |
| <input type="checkbox"/> No – proceed to 3) | |

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

| | | | | |
|----|----------|------------|------------------------------------|--------------------------|
| a) | Unit No. | Street No. | Street Name and Type | Suburb |
| | | 12-14 | Murphy Street | Port Douglas |
| | Postcode | Lot No. | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| | 4873 | 113&114 | PTD2094 | Douglas Shire Council |
| b) | Unit No. | Street No. | Street Name and Type | Suburb |
| | | | | |
| | Postcode | Lot No. | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| | | | | |

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

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

- ☐ Coordinates of premises by longitude and latitude

| | | | |
|--------------|-------------|---|--|
| Longitude(s) | Latitude(s) | Datum | Local Government Area(s) (if applicable) |
| | | <input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: | |

- ☐ Coordinates of premises by easting and northing

| | | | | |
|------------|-------------|---|---|--|
| Easting(s) | Northing(s) | Zone Ref. | Datum | Local Government Area(s) (if applicable) |
| | | <input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56 | <input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> 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:

| |
|---|
| <input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i> |
| EMR site identification: <input type="text"/> |
| <input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i> |
| CLR site identification: <input type="text"/> |

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):*

Operational work in Council Road reserve to construct external stairs

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

- ☒ Not required

Section 2 – Further development details

| 7) Does the proposed development application involve any of the following? | |
|--|--|
| Material change of use | <input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input type="checkbox"/> Yes – complete division 2 |
| Operational work | <input checked="" type="checkbox"/> Yes – complete division 3 |
| Building work | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i> |

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) |
| | | | |
| | | | |
| | | | |
| 8.2) Does the proposed use involve the use of existing buildings on the premises? | | | |
| <input type="checkbox"/> Yes | | | |
| <input type="checkbox"/> No | | | |

Division 2 – Reconfiguring a lot

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

| 9.1) What is the total number of existing lots making up the premises? | |
|---|---|
| | |
| 9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes) | |
| <input type="checkbox"/> Subdivision (complete 10)) | <input type="checkbox"/> Dividing land into parts by agreement (complete 11)) |
| <input type="checkbox"/> Boundary realignment (complete 12)) | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)) |

| 10) Subdivision | | | | |
|---|-------------|------------|------------|------------------------|
| 10.1) For this development, how many lots are being created and what is the intended use of those lots: | | | | |
| Intended use of lots created | Residential | Commercial | Industrial | Other, please specify: |
| | | | | |
| Number of lots created | | | | |
| 10.2) Will the subdivision be staged? | | | | |
| <input type="checkbox"/> Yes – provide additional details below | | | | |
| <input type="checkbox"/> No | | | | |
| How many stages will the works include? | | | | |
| What stage(s) will this development application apply to? | | | | |

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

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

| 13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements) | | | | |
|--|-----------|------------|---|---|
| Existing or proposed? | Width (m) | Length (m) | Purpose of the easement? (e.g. pedestrian access) | Identify the land/lot(s) benefitted by the easement |
| | | | | |
| | | | | |

Division 3 – Operational work

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

| 14.1) What is the nature of the operational work? | |
|--|--|
| <input checked="" type="checkbox"/> Road work <input checked="" type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify: | <input checked="" type="checkbox"/> Stormwater <input checked="" type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input checked="" type="checkbox"/> Water infrastructure <input checked="" type="checkbox"/> Sewage infrastructure <input checked="" type="checkbox"/> Clearing vegetation |
| 14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision) | |
| <input type="checkbox"/> Yes – specify number of new lots: | |
| <input checked="" type="checkbox"/> No | |
| 14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour) | |
| \$250,000 | |

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? |
| <input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> 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*)

| |
|--|
| <input type="checkbox"/> Heritage places – Local heritage places |
| Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: |
| <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure |
| Matters requiring referral to: |
| <ul style="list-style-type: none"> • 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 |
| <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure |
| Matters requiring referral to the Brisbane City Council: |
| <input type="checkbox"/> Ports – Brisbane core port land |
| Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>: |
| <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> |
| <input type="checkbox"/> Ports – Strategic port land |
| Matters requiring referral to the relevant port operator , if applicant is not port operator: |
| <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i> |
| Matters requiring referral to the Chief Executive of the relevant port authority: |
| <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i> |
| Matters requiring referral to the Gold Coast Waterways Authority: |
| <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i> |
| Matters requiring referral to the Queensland Fire and Emergency Service: |
| <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i> |

| | | |
|--|-----------------|---------------------------|
| 18) Has any referral agency provided a referral response for this development application? | | |
| <input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application | | |
| <input checked="" type="checkbox"/> 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 <i>(if applicable)</i> . | | |
| | | |

PART 6 – INFORMATION REQUEST

| |
|--|
| 19) Information request under Part 3 of the DA Rules |
| <input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application |
| <input type="checkbox"/> 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: <ul style="list-style-type: none"> • 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) | | | |
|---|------------------|----------------|----------------------------------|
| <input checked="" type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input type="checkbox"/> No | | | |
| List of approval/development application references | Reference number | Date | Assessment manager |
| <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Development application | MCUC 2024_5563/1 | 24 April 2024 | Daniel Lamond |
| <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application | MCUC 2022_4732/1 | 7 October 2022 | Sara Roberts / Jenny Elphinstone |

| 21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work) | | |
|---|----------------------|--------------------------------|
| <input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input checked="" type="checkbox"/> 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 <input type="checkbox"/> 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? | |
|--|--|
| <input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> 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 <i>Environmental Protection Act 1994</i> ? | | | |
| <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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: | | | |
| <input type="checkbox"/> 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 ? | | | |
| <input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> 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.dsdmp.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 Form 1 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.dsdmp.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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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 | |

Our Ref: 24003 OW Submission 12 and 14 Murphy Street

Friday, 3 May 2024

The Chief Executive Officer

Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Attention: Daniel Lamond

Dear Daniel,

OPERATIONAL WORKS SUBMISSION

MCU – DWELLING HOUSE (MCUC 2023_5563/1)

12 AND 14 MURPHY STREET, PORT DOUGLAS (L113 PTD2094 & L114 PTD2094)

We refer to Douglas Shire Council's (Council) Decision Notice MCUC 2023_5563/1 (DN) dated 24 April 2024 for 12 Murphy Street and MCUC 2022_4732/1 dated 7 October 2022. Applin Consulting has been engaged to document the civil Operational Works (OW) plans associated across both properties and to submit and compile a response to Council's conditions which are relevant to the shared driveway referenced in MCUC 2023_5563/1.

Attached for your information and action are the following:

- Compliance Assessment fees to be invoiced amounting to \$1,674.00 – (agreed fee)
- Civil Construction Drawings: 12 Murphy St (1 x A3 PDF set: 24003-C001 (B) to C023 (B))
- Civil Construction Drawings: 14 Murphy Street (1 x A3 PDF set: 24004-C001 (A) to C011 (A))
- GEO design letter (Ref:22083AB-D-L03-v3)
- DA Form 1
- OPW Checklist
- Certified Statement of Compliances

Also find below our responses to the relevant conditions, which are repeated below in the order in which it appeared in the DN for MCUC 2023_5563/1.

Operational Works

3. The proposal triggers the need for an Operational Works Development Permit. The development application must include RPEQ certified 'for construction' plans for detailed design and the Operational Works application must be made over both 12 and 14 Murphy Street as one application.

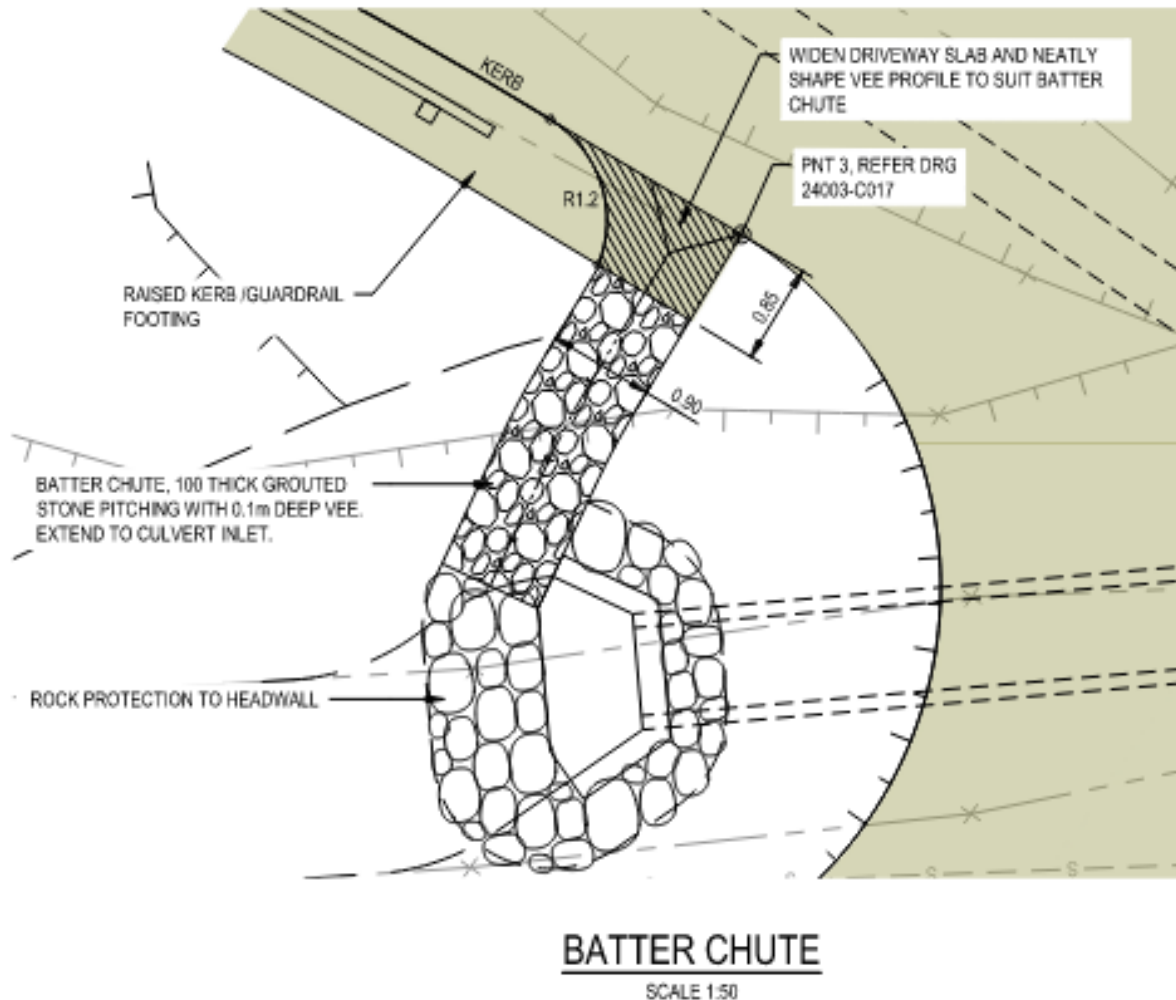
Complied, See attached Civil construction drawings.

Internal Access Driveway

4. Prior to Works Acceptance, provide access to the development site generally in accordance with Applin Consulting drawings 24003-C003 (A), C004 (A), C005 (A) and to the requirement of the FNQROC Regional Development Manual.

- b. A concrete batter chute or inlet pit must also be provided at approximate Chainage 10 to direct stormwater from the driveway into the existing Murphy Street roadside drain;

Batter chute added. Refer detail below from drawing 24003-C018 (B).



6. Revise the grade of the Shared Access Driveway to achieve a minimum grade of 0.3% between Chainage 40.0m to 64.444m to aid the conveyance of stormwater to Murphy Street. Amendment to the shared access driveway design must be provided to the satisfaction of the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

Complied, See attached Civil construction drawings 24003 C013 (B) – C016 (B).

7. Prior to Works Acceptance, construct a 4.5m wide sealed shared access driveway connecting from the Murphy Street Road carriageway to the property boundary generally in accordance with the location, alignment and grades detailed on Applin Consulting drawings 24003-C003 (A), C004 (A), C005 (A), except where amended by the conditions of this approval.

The shared driveway must include footings and earth retaining structures on the downslope side generally as detailed in Applin Consulting drawings 24003-C013 (A), C015 (A). Vehicle safety barriers as per the approved drawings must be constructed along the outer edge for the extent shown. The shared driveway must be constructed in accordance with Applin Consulting drawings and FNQROC Development Manual Standard Drawings S1015 and S1110 to the satisfaction of the Chief Executive Officer.

Advice Note: The water and sewer main augmentations in road reserve will be put on maintenance to become donated assets. The private driveway components of the design on road reserve, inclusive of drainage features will not become donated assets.

Complied. Guardrail has been extended for the entire length of the driveway.

8. Ownership, operation and maintenance of the private shared access driveway infrastructure will vest at all times with the Murphy Street property owners for which the infrastructure services.

Noted

Earthworks & Retaining Walls

9. Prior to Works Acceptance, construct the earthworks generally in accordance with Applin Consulting drawings 24003-C006 (A), and C007 (A). All earthworks must be in accordance with the FNQROC Development Manual to the satisfaction of the Chief Executive Officer.

Noted.

10. Prior to the issue of a Development Permit for Operational Works, provide a geotechnical report supporting the slope stability measures proposed for all temporary and permanent batters steeper than 1 in 2 or higher than 1.5 metres on the civil plans. The nominated slope stability measures must be endorsed by a suitably qualified and experienced RPEQ Geotechnical Engineer.

Complied, See attached Geotechnical Report 22083AB-D-L03-v3.

11. Prior to the pre-start meeting, all retaining walls or structures higher than 1 metre must be structurally certified by a suitably qualified RPEQ Structural Engineer. Where the profile or height of the wall is redesigned during structural certification, amended plan(s) must be endorsed by the Chief Executive Officer.

Noted.

Stormwater

12. Revise the proposed stormwater design to achieve compliance with the requirements of Queensland Urban Drainage Manual (QUDM). In particular, revise the pipe grade and stormwater velocities between structure 2/A and 4/A.

Advice Note: The Applicant may consider adopting a 375mm diameter pipe graded at 15% to achieve compliance with QUDM and limit the invert level depth increase required. 13. Prior to Works Acceptance, construct the stormwater generally in accordance with civil plans by Applin Consulting drawing, except as modified by the conditions of this approval, to the requirements of the FNQROC Development Manual and satisfaction of the Chief Executive Officer.

These grades were considered during design and an engineering-based decision was made to follow the driveway gradient due to the following reasons:

- In order to flatten the grade the drainage line would be deeper than 3m.
- The drainage line is essentially a privately owned roof water line.
- Constructability issues:
 - Trenches above 3m in depth require benching as per WPHS and the trench width at the top would end up as wide as the driveway.
 - A deep trench cut into the terraced batter would have the potential to make the lower side unstable.
- The stormwater pipes are PPE, therefore they are less prone than reinforced concrete pipes to erosion due to the higher velocities of the flows along the pipe invert.

Given the reasons above, we have not altered the design.

Water Supply

14. Prior to Works Acceptance, complete the water supply connections generally in accordance with Applin Consulting drawing 24003-C019 (A), to the requirements of the FNQROC Development Manual and satisfaction of the Chief Executive Officer.

Noted

Sewerage Reticulation

15. Prior to Works Acceptance, complete the sewerage reticulation connections generally in accordance with Applin Consulting drawings 24003-C020 (A) and C021 (A), to the requirements of the FNQROC Development Manual and satisfaction of the Chief Executive Officer.

Noted

Exterior Finishes

16. The exterior finishes and colours of the house must be non-reflective and must blend with the natural colours of the surrounding environment. Shades of white including Dulux Lexicon and Dulux Mt Aspiring are not approved for use. The exterior finishes must be provided to Council for endorsement by the Chief Executive Officer prior to the issue of a Development Permit for Building Work.

Noted

Damage to Council Infrastructure

17. 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, the applicant/owner must notify Council immediately of the affected infrastructure and have it replaced at no cost to Council.

Noted

Vehicle Parking

18. The amount of vehicle parking must be as specified in Council's Planning Scheme which is a minimum of two (2) spaces located on site. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed and drained.

Provided in the house.

Storage of Machinery and Plant

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

Noted

Landscaping Plan

20. The site must be landscaped in accordance with details included on a landscaping plan. The plan must detail;

- a. compliance with Planning Scheme Policy SC6.7 Landscaping;
- b. fencing details;
- c. a detailed species list;
- d. pot sizes;
- e. species with high screening qualities and planting regime to effectively screen the property from view from the house at 14 Murphy Street.

The landscaping plan must be endorsed by the Chief Executive Officer prior to building work commencing and landscaping must be implemented prior to commencement of use.

Noted, and not part of this application.

Ponding and/or Concentration of Stormwater

21. The proposed development is not to create ponding nuisances and/or concentration of stormwater flows to adjoining properties.

Noted.

Sediment and Erosion Control

22. All earthworks must be carried out in accordance with section CP1.13 and D5 of the FNQROC Development Manual and;

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 and;

Measures nominated in the ESCP must be implemented prior to commencement of any earthworks and;

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.

Complies. See attached drawings 24003 – C022 (B) and C023 (B).

Bushfire Hazard

23. The house must be developed in accordance with AS3959- 2009.

Noted

We trust the above and attached is sufficient for Council's purposes and allows Council to finalise the Operational Works Approval for the civil plans submitted.

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

3 May 2024

GEO Ref: 22083AB-D-L03-v3

Your Ref: TBA

George Argyrou
Hickory Constructions Group
3/21 Constitution Hill Road
SORRENTO VIC 3943

and Neil Biddle
12 Murphy Street
PORT DOUGLAS QLD 4877

Transmission via email: g.argyrou@hickory.com.au

**PROPOSED RESIDENTIAL DEVELOPMENTS
12 AND 14 MURPHY STREET, PORT DOUGLAS**

REVIEW OF CURRENT DRAWINGS

Dear George/Neil,

GEO Design (GEO) has carried out a review of the provided updated civil drawings for the proposed residential developments at 12 and 14 Murphy Street, Port Douglas. The updated civil design and drawings were provided by Applin Consulting.

The drawings reviewed included Drawings 24003 C001(B) to C023(B) and 24004 C001(A) to C011(A) which form the final civil design package for the allotment and connections to the associated shared driveway section based on the finalised architectural design. The details of the shared driveway are presented in the civil drawings properad for 12 Murphy Street, Port Douglas. It is understood that civil construction works for both 12 and 14 Murphy Street will be carried out concurrently.

GEO Design has previously provided preliminary advice regarding temporary and permanent batter stabilisation works at the subject site. The preliminary advice included typical treatment types for various batters including shotcrete walls and reinforced retaining structures.

Based on our review of the provided drawings, it is considered that the proposed works are feasible from a geotechnical point of view and similar treatment options to those already provided would be adequate to achieve a Low level of risk in accordance with the Landslide Risk Management Concepts and Guidelines and to those outlined in the Australian Geoguide LR7 (Landslide Risk).

It is considered that the following treatments should be adopted.

1. Construction of a Geosynthetically Confined Soil (GCS) wall along the southwestern boundary of the proposed building platform and a portion of the driveway for 14 Murphy Street.
2. Construction of a shotcrete reinforced wall along the northeastern boundary of the building platform. The permanent shotcrete batter may include soil nails and other reinforcement. The temporary batter that will ultimately be covered by fill adjacent to the proposed building will generally comprise shotcrete surfacing only.

Where required, detailed design drawings would be developed for the slope retention schemes. The detailed designs would be carried out by GEO Design based on the current information and based on site inspections during construction. All civil works where new batters are to be formed will be carried out under the supervision and direction of a suitably qualified geotechnical engineer. All earthworks would be carried out under Level 1 supervision. Certification of the completed retention works and earthworks would be provided following completion of the works to the satisfaction of the supervising geotechnical engineer.

We would be pleased to answer any questions that you may have regarding this matter.

Yours sincerely,



Steve Ford
Principal Geotechnical Engineer
BSc (Geo) BSc (Geo) Hons MEngSc (Geotechnical) MMinEng (Geomechanics)
RPEQ 25762





Operational Works Receipting Checklist

(To be completed by Consulting engineer making the application)

Name of Council: Douglas Shire Council

Development Name and Location: 12 and 14 Murphy Street, Port Douglas

Planning Permit No/Council File No: MCUC 2023_5563/1 and
MUCU 2022_4732/1

| <u>DESIGN SUBMISSION</u> | <u>CHECK</u> | <u>COMMENT</u> |
|--|--------------|----------------------|
| 1. Completed 'Statement of Compliance' form. (FNQROC - AP1 – Appendix A) | Y | |
| 2. IDAS Forms A ,E & IDAS Assessment Checklist (Available from www.ipa.qld.gov.au) | Y | IDAS Form 1 attached |
| 3. Payment of Engineering Application Fees (Copy of receipt to be attached) | Y | To be Paid |
| 4. Copy of Decision Notice for Development Application Conditions, <u>inc. explanation of how each condition is to be addressed (Statement of Compliance)</u> | Y | |
| 5. Engineering Design drawings - Complete sets (1 x A1 set, 2 x A3 sets and 1 x electronic copy on compact disc in 'PDF' format) | Y | |
| 6. One copy of Design and Standard Specifications (Unbound Copy Preferable) | N | |
| 7. Written consent from adjoining property owners authorising any works on their property | N/A | |
| 8. Water reticulation network in electronic format (Engineer to confirm system requirements and compatibility with Cairns Water) | Y | |
| 9. Landscape drawings - Complete set (1 x A1 set, 2 x A3 sets and 1 x electronic copy on compact disc in 'PDF' format). These must be accompanied by elements of the stormwater & street ltg. layout design, to avoid conflicts. | N | |



Operational Works Receipting Checklist

(To be completed by Consulting engineer making the application)

| <u>DESIGN SUBMISSION</u> | <u>CHECK</u> | <u>COMMENT</u> |
|--|--------------|----------------|
| 10. Overall network drawings (for staged development) for: | Y | |
| • Water | Y | |
| • Stormwater | Y | |
| • Sewer | Y | |
| • Pathways and roads | Y | |
| • Street Lighting | N/A | |
| • Electrical | N | |
| • Gas | N/A | |
| • Public Transport | N/A | |
| • Park Reserves | N/A | |
| • Drainage Reserves | N/A | |
| 11. Pavement design criteria | N/A | |
| 12. Geotechnical reports for proposed earthworks | Y | |
| 13. Structural and geotechnical certificates for retaining walls etc. | N | |
| 14. Water supply/sewerage pump station design parameters | N.A. | |
| 15. Stormwater drainage calculations | N | |
| 16. Erosion and Sediment Control Strategy (ESCS) | Y | |
| 17. Declared Pest Management Plan (if applicable) | N.A. | |
| 18. The approval of any other Authorities & concurrence agencies likely to be affected by the works. | N.A. | |



Operational Works Receipting Checklist

(To be completed by Consulting engineer making the application)

19. Contact details of the Consulting Engineer who is submitting the Application:

| | | |
|----------------------|------------------------------|----------------------|
| Name of Engineer | Gregory M Applin | |
| Name of Company | Applin Consulting Pty. Ltd. | |
| Telephone Number (s) | Office: | Mobile: 0414 768 109 |
| Email address | greg@applinconsulting.com.au | |
| RPEQ No. | 6073 | |

20. Date of submission of application / / 200

(For further information on all of the above refer to the FNQROC Development Manual Section AP1)

FNQROC DEVELOPMENT MANUAL

Council Douglas Shire Council
(INSERT COUNCIL NAME)

STATEMENT OF COMPLIANCE OPERATIONAL WORKS DESIGN

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

Name of Development 12 and 14 Murphy Streets

Location of Development 12 and 14 Murphy Street, Port Douglas

Applicant Kim Cullen & Neil Biddle & George Argyrou

Designer Applin Consulting

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


| Compliance with the requirements of the Operational Works Design Guidelines | Non-Compliance refer to non-compliance report / drawing number |
|---|--|
| Plan Presentation | Yes |
| Geotechnical requirements | Yes |
| Geometric Road Design | N/A |
| Pavements | Yes |
| Structures / Bridges | N/A |
| Subsurface Drainage | N/A |
| Stormwater Drainage | Yes |
| Site Re-grading | N/A |
| Erosion Control and Stormwater Management | Yes |
| Pest Plant Management | N/A |
| Cycleway / Pathways | N/A |

| | |
|--|-----|
| Landscaping | N/A |
| Water Source and Disinfection/Treatment Infrastructure (if applicable) | N/A |
| Water Reticulation, Pump Stations and water storages | Yes |
| Sewer Reticulation and Pump Stations | Yes |
| Electrical Reticulation and Street Lighting | N/A |
| Public Transport | N/A |
| Associated Documentation/ Specification | Yes |
| Priced Schedule of Quantities | No |
| Referral Agency Conditions | N/A |
| Supporting Information (AP1.08) | Yes |
| Other | |

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

Designer Applin Consulting **RPEQ No** 6073

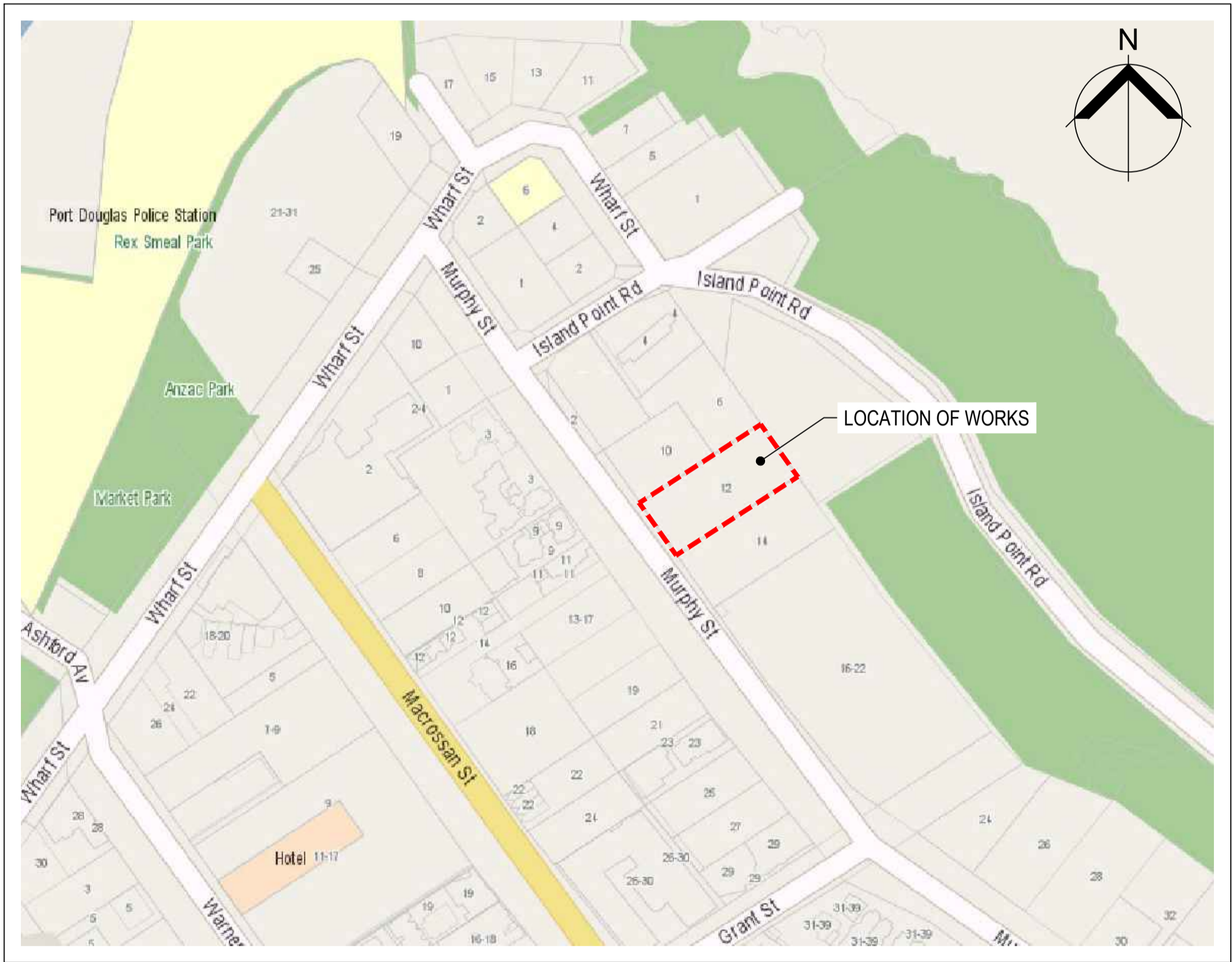
Name in Full Gregory M Applin

Signature  **Date** 30/04/2024

CULLEN-BIDDLE RESIDENCE

12 MURPHY STREET (LOT 113 PTD2094), PORT DOUGLAS

CIVIL WORKS



LOCALITY PLAN
NOT TO SCALE

| DRAWING LIST | |
|--------------|---|
| DRG No. | DRAWING TITLE |
| 24003-C001 | COVER SHEET, LOCALITY PLAN AND DRAWING INDEX |
| 24003-C002 | STANDARD NOTES AND LEGEND |
| 24003-C003 | OVERALL SITE PLAN |
| 24003-C004 | GENERAL ARRANGEMENT PLAN - SHEET 1 OF 2 |
| 24003-C005 | GENERAL ARRANGEMENT PLAN - SHEET 2 OF 2 |
| 24003-C006 | BULK EARTHWORKS PLAN - SHEET 1 OF 3 |
| 24003-C007-1 | BULK EARTHWORKS PLAN - SHEET 2 OF 3 |
| 24003-C007-2 | BULK EARTHWORKS PLAN - SHEET 3 OF 3 |
| 24003-C008-1 | SITE SECTIONS AND DETAILS - SHEET 1 OF 2 |
| 24003-C008-2 | SITE SECTIONS AND DETAILS - SHEET 2 OF 2 |
| 24003-C009 | BATTER STABILISATION PLAN |
| 24003-C010 | RETAINING WALLS - PLAN & SETOUT |
| 24003-C011 | RETAINING WALLS - LONGITUDINAL SECTIONS |
| 24003-C012 | STORMWATER LONGITUDINAL SECTIONS |
| 24003-C013 | DRIVEWAY CL01 - LONGITUDINAL AND TYPE SECTION |
| 24003-C014 | DRIVEWAY CL02 - LONGITUDINAL AND TYPE SECTION |
| 24003-C015 | DRIVEWAY CL01 - CROSS SECTIONS |
| 24003-C016 | DRIVEWAY CL02 - CROSS SECTIONS |
| 24003-C017 | DRIVEWAY CONNECTIONS |
| 24003-C018 | MISCELLANEOUS DETAILS |
| 24003-C019 | WATER RETICULATION PLAN |
| 24003-C020 | SEWER RETICULATION PLAN |
| 24003-C021 | SEWER RETICULATION LONGITUDINAL SECTION AND DETAILS |
| 24003-C022 | EROSION AND SEDIMENT CONTROL STRATEGY - PLAN |
| 24003-C023 | EROSION AND SEDIMENT CONTROL STRATEGY - DETAILS |

| | | | | |
|--|---------------------|---------------|-----|----------|
| | | | | |
| | | | | |
| B | ISSUED FOR APPROVAL | GB | GA | 01/05/24 |
| A | PRELIMINARY ISSUE | GB | GA | 13/03/24 |
| REV | DESCRIPTION | DRN | APP | DATE |
| THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF APPLIN CONSULTING. IT MUST ONLY BE USED BY THE NOMINATED CLIENT AND BY ANY PERSON WHO HAS BEEN AGREED TO BY APPLIN CONSULTING FOR THE PURPOSE FOR WHICH IT WAS PREPARED FOR. | | CERTIFICATION | | RPEQ |
| | | G. APPLIN | | 6073 |

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

SCALES

CLIENT

KIM CULLEN & NEIL BIDDLE

DESIGNED
G. BROWNING

DRAWN
G. BROWNING

CHECKED
G. APPLIN

PROJECT

CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)

TITLE

**COVER SHEET, LOCALITY PLAN AND
DRAWING INDEX**

STATUS

FOR APPROVAL

SCALE (AT FULL SIZE)

-

SIZE

A1

DRAWING NUMBER

24003-C001

REVISION

B

CAD File: 24003-C002.dwg
DATE PLOTTED: 30 April 2024 1:55 PM

SURVEY CONTROL NOTES

1.

SURVEY ORIGIN

LEVEL DATUM:
ORIGIN OF LEVELS:
MERIDIAN:
ORIGIN OF COORDINATES:

AHD
PM 500028 RL 4.241
GDA94 ZONE 55
PM 500028
E 335870.890
N 8177302.733
2.

THE CONTRACTOR MUST LIAISE DIRECT WITH RPS SURVEYORS (PORT DOUGLAS) TO CONFIRM COORDINATES AND LEVELS OF SUITABLE SITE BENCHMARKS.

GENERAL NOTES

1.

DO NOT SCALE FROM THE PROJECT DRAWINGS.
2.

ALL LEVELS AND DIMENSIONS ARE IN METERS, UNLESS NOTED OTHERWISE.
3.

ALL WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT FNQROC DEVELOPMENT MANUAL SPECIFICATIONS. WHERE DIFFERENCES EXIST BETWEEN THE PLANS AND THE DEVELOPMENT MANUAL, THESE PLANS SHALL TAKE PRECEDENCE.
4.

THE CONTRACTOR IS TO ENSURE A COPY OF THE OPERATIONAL WORKS APPROVAL IS AVAILABLE ON SITE. THE SITE FOREMAN IS TO ENSURE ALL WORKS ARE UNDERTAKEN IN ACCORDANCE WITH THE APPROVAL.
5.

THE LOCATIONS OF UNDERGROUND SERVICES HAVE BEEN APPROXIMATED FROM THE KNOWN POSITIONS OF VALVES, MANHOLES, ETC. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON SITE, THE CONTRACTOR MUST CONTACT RELEVANT AUTHORITIES FOR POSSIBLE LOCATION OF FURTHER SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
6.

EXISTING SERVICES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. WHERE NECESSARY THE CONTRACTOR SHALL CONFIRM THE DEPTH TO EXISTING SERVICES BY POTHOLING BEFORE COMMENCING WORKS. THE SUPERINTENDENT SHALL BE CONSULTED WHERE THE CONTRACTOR CONSIDERS SPECIFIC PROTECTION WORKS NECESSARY TO PROTECT THE SERVICE.
7.

WHERE REFERENCE IS MADE TO THE STANDARD DRAWINGS, THE CONTRACTOR SHALL ENSURE THAT THE LATEST VERSION ISSUED BY THE RELEVANT AUTHORITY, AT THE TIME OF CONSTRUCTION, IS USED.

EROSION AND SEDIMENT CONTROL NOTES

1.

PRIOR TO CONSTRUCTION COMMENCING, THE CONTRACTOR MUST PREPARE AN EROSION & SEDIMENT CONTROL PLAN (ESCP) TO MANAGE THE SITE DURING CONSTRUCTION AND THE DEFECT LIABILITY PERIOD.
2.

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. THE DEVICES/MEASURES SHOWN ON THE ESCS PLAN ARE MINIMUM RECOMMENDATIONS.
3.

AN ESCP THAT DIFFERS TO THE APPROVED ESCS MUST BE SUBMITTED TO THE SUPERINTENDENT FOR APPROVAL PRIOR TO SUBMITTING TO COUNCIL.
4.

NO EARTHWORKS SHALL COMMENCE ON ANY PART OF THE SITE PRIOR TO APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES BEING INSTALLED DOWNSTREAM OF THE SITE AND IN ACCORDANCE WITH THE APPROVED ESCP.
5.

THE CONTRACTOR SHALL AT ALL TIMES 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 ACCESS TO AND FROM THE SITE SHALL BE VIA A TEMPORARY CONSTRUCTION ENTRY/EXIT. THE CONTRACTOR SHALL NOMINATE A PROPOSED ACCESS LOCATION ON THE ESC PLAN FOR APPROVAL BY THE SUPERINTENDENT.
8.

STOCKPILES SHALL ONLY BE LOCATED IN AREAS NOMINATED ON THE PROJECT DRAWINGS OR APPROVED BY THE SUPERINTENDENT. ALL STOCKPILES MUST HAVE APPROPRIATE ESC MEASURES INSTALLED TO PREVENT SEDIMENT TRANSPORT. THE MAXIMUM HEIGHT OF ALL STOCKPILES MUST BE LIMITED TO 2.0m
9.

ALL PERMANENT AND TEMPORARY UNLINED SWALES AND DRAINS MUST HAVE APPROPRIATE TEMPORARY EROSION PROTECTION.
10.

ALL PARTIALLY CONSTRUCTED DRAINAGE STRUCTURES MUST BE PROTECTED AGAINST SEDIMENT INFILTRATION DURING CONSTRUCTION.
11.

ALL COMPLETED DRAINAGE STRUCTURES MUST BE PROTECTED AGAINST SEDIMENT INFILTRATION UNTIL GRASSING IS ESTABLISHED.
12.

THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF DUST EMANATING FROM THE SITE AT ALL TIMES FOR THE DURATION OF CONSTRUCTION. WET SUPPRESSION METHODS TO BE USED.
13.

ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE CHECKED FOR DAMAGE, CLEANED OUT AND FULLY REINSTATED AFTER EACH RAINFALL EVENT RESULTING IN RUNOFF.
14.

IF EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN FOUND TO BE DEFICIENT OR FAILED IN SERVICE, DUE TO UNFORESEEN CIRCUMSTANCES, CORRECTIVE ACTION IS TO BE UNDERTAKEN IMMEDIATELY WHICH MAY INCLUDE AMENDMENTS/ADDITIONS TO THE ORIGINAL APPROVED EROSION CONTROL PLANS.
15.

THE INSTALLATION, REMOVAL, RELOCATION OR MODIFICATION TO EROSION AND SEDIMENT CONTROL DEVICES MAY BE MADE BY COUNCIL IF DEEMED NECESSARY AND RELEVANT.
16.

EROSION AND SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE TREATMENT AREA IS SUITABLY STABILISED/VEGETATED.

EARTHWORKS NOTES

1.

ALL EARTHWORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT FNQROC DEVELOPMENT MANUAL SPECIFICATION - S1 'EARTHWORKS'.
2.

FNQROC SPECIFICALLY REFERENCES AS3798 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS' IN RELATION TO ALL EARTHWORKS INCLUDING APPROPRATE METHODS OF TESTING, FREQUENCY OF TESTING AND REPORTING PROCEDURES. 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.
3.

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).
4.

ALL BATTERS, TEMPORARY OR PERMANENT, STEEPER THAN 1H:4V OR HIGHER THAN 1.5m MUST BE INSPECTED WITHIN 24HRS OF EXCAVATION AND CERTIFIED BY AN RPEQ GEOTECHNICAL ENGINEER TO CONFIRM THEIR SHORT TERM AND LONG TERM STABILITIES.
5.

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.
6.

NO VEGETATION SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE SUPERINTENDENT UNLESS NOTED ON THE PROJECT DRAWINGS.
7.

ALL VEGETAL MATTER, TOPSOIL AND OTHER UNSUITABLE MATERIAL SHALL BE STRIPPED/REMOVED FROM AREAS TO BE EXCAVATED OR FILLED. ALL VEGETAL MATTER AND UNSUITABLE MATERIAL SHALL BE DISPOSE OF OFF-SITE UNLESS ADVISED OTHERWISE BY THE SUPERINTENDENT. TOPSOIL SHALL BE STOCKPILED ON-SITE FOR REUSE. SURPLUS TOPSOIL SHALL BE DISPOSED OF OFF-SITE.
8.

SHOULD ANY SOFT OR UNSUITABLE MATERIAL BE IDENTIFIED, THE CONTRACTOR SHALL INFORM THE SUPERINTENDENT IMMEDIATELY AND SEEK THE ADVICE OF THE SUPERINTENDENT OR GITA.
9.

COMPACT FILL TO 95% DRY DENSITY RATIO IN LAYERS OF THICKNESS APPROPRIATE TO THE COMPACTION PLANT EMPLOYED BUT NOT EXCEEDING 300mm.
10.

AL DISTURBED AREAS SHALL BE GRASS SEEDED, HYDROMULCHED OR LANDSCAPED. DISTURBED AREAS WITHIN THE ROAD RESERVE SHALL APPROPRIATELY TREATED TO COUNCILS SATISFACTION.

CONCRETE NOTES

1.

ALL CONCRETE WORKS (INCLUDING THE SUPPLY, PALCEMENT, COMPACTION, REINFORCEMENT AND FINISHING) SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT FNQROC DEVELOPMENT MANUAL SPECIFICATION - S7 'CONCRETE WORKS'.

DRAINAGE NOTES

1.

ALL STORMWATER DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT FNQROC DEVELOPMENT MANUAL SPECIFICATION - S4 'STORMWATER DRAINAGE'.
2.

POLYPROPYLENE PIPES SHALL BE CLASS SN8, UNLESS NOTED OTHERWISE.
3.

INSTALLATION OF POLYPROPYLENE AND PVC PIPES SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 2566 AND MANUFACTURERS SPECIFICATIONS.
4.

ALTERNATIVE PIPE MATERIALS TO THOSE SPECIFIED MAY BE USED, SUBJECT TO COUNCIL APPROVAL.
5.

BASE SLABS FOR BOX CULVERTS SHALL BE CAST-IN-SITU IN ACCORDANCE WITH DTMR STD DRG S1260.
6.

EXCAVATION, BEDDING AND BACKFILL FOR BOX CULVERTS SHALL BE CARRIED OUT IN ACCORDANCE WITH FNQROC STANDARD DRAWING S1045.
7.

ALL PIPES TO BE LAID AT 1% MINIMUM GRADE, UNLESS NOTED OTHERWISE.

WATER RETICULATION NOTES

1.

ALL WATER RETICULATION WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT FNQROC DEVELOPMENT MANUAL SPECIFICATION - S5 'WATER RETICULATION'.
2.

ALL PVC AND PE PIPES SHALL BE CLASS PN16. PVC PIPES SHALL BE RUBBER RING JOINTED AND DUCTILE IRON COMPATIBLE.
3.

DICL PIPES SHALL BE CLASS PN35 'TYTON' TYPE RUBBER RING JOINTED.
4.

FOR MAIN TRENCHING, BEDDING & ANCHORAGE DETAILS REFER FNQROC STD DRAWINGS S2015 & S2016. ENSURE COVER TO WATER MAINS IS 800mm MINIMUM UNDER MURPHY STREET AND 600mm MINIMUM ELSEWHERE. WHERE MINIMUM COVER CANNOT BE ACHIEVED, DICL PIPEWORK SHALL BE PROVIDED AS WELL AS CONCRETE ENCASEMENT.
5.

FOR MAIN CONNECTION DETAILS, REFER FNQROC STD DRAWING S2020.
6.

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.
7.

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 DRAWINGS S2000 & S2005.
8.

HYDRANTS OR VALVES CONSTRUCTED IN CONCRETE ARE TO HAVE A COMPRESSIBLE LAYER (ABLEFLEX) INSTALLED ON THE SURROUND. REFER FNQROC STD DRG 2000.
9.

KERB MARKER PLATES SHALL BE PROVIDED TO IDENTIFY THE POSITION OF ALL VALVES AND HYDRANTS IN ACCORDANCE WITH FNQROC STD DRAWING S2010. 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 DRAWING 2005.

SEWER RETICULATION NOTES

1.

ALL SEWER RETICULATION WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT FNQROC DEVELOPMENT MANUAL SPECIFICATION - S6 'SEWERAGE RETICULATION'.
2.

ALL NEW SEWER MAINS SHALL BE UNPLASTICISED PVC (PVC-U) CLASS SN8 SUITABLE FOR RUBBER RING JOINTS, UNLESS NOTED OTHERWISE. WHERE SPECIFIED, DICL MAINS SHALL BE CLASS PN35.
3.

ALL NEW SEWER MAINS AND MANHOLES TO BE CONSTRUCTED IN ACCORDANCE WITH FNQROC STD DRAWINGS 3000 AND S3015.
4.

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. RECTANGULAR COVERS SHALL BE PROVIDED ON MANHOLES LESS THAN 1.55m DEEP.
5.

ALL SEWER MANHOLE COVER LEVELS TO BE 50mm ABOVE FINISHED SURFACE LEVEL UNLESS WHERE LOCATED WITHIN A ROADWAY OR PATH WHERE THEY SHALL BE FLUSH WITH THE SURROUNDING SURFACE.
6.


THE CONTRACTOR SHALL ENSURE THAT A FLAT AREA OF 1.5m RADIUS FROM THE CENTRE OF THE MANHOLE IS PROVIDED AROUND ALL MANHOLES.
7.

ALL PROPERTY CONNECTION BRANCHES TO NEW SEWER MAINS TO BE CONSTRUCTED IN ACCORDANCE WITH FNQROC STD DRAWING S3005. BRANCHES SHALL BE CLEARLY MARKED IN ACCORDANCE WITH THE SPECIFICATION.
8.


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.
9.

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.


LEGEND - EXISTING




EXISTING ROADWAY




EXISTING SURFACE CONTOURS
(0.2m INTERVAL, INDEXED AT 1.0m)




EXISTING TOP OF BANK



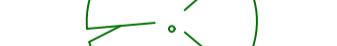
EXISTING ROAD SHOULDER




EXISTING DRAINAGE LINE




EXISTING WATER MAIN




EXISTING ELECTRICITY (U/G)



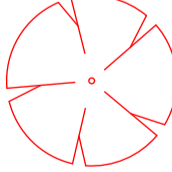
EXISTING GAS MAIN



EXISTING SEWER MAIN




EXISTING TREE TO BE RETAINED

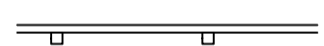


EXISTING TREE TO BE REMOVED

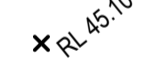
LEGEND - NEW




NEW CONCRETE DRIVEWAY



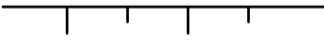
GUARD RAIL BARRIER



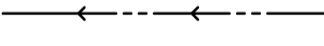
NEW FINISHED SURFACE LEVEL




NEW RETAINING WALL




NEW TOP OF BATTER




NEW DRAINAGE PATH



NEW DRAINAGE LINE



NEW WATER MAIN



NEW SEWER MAIN

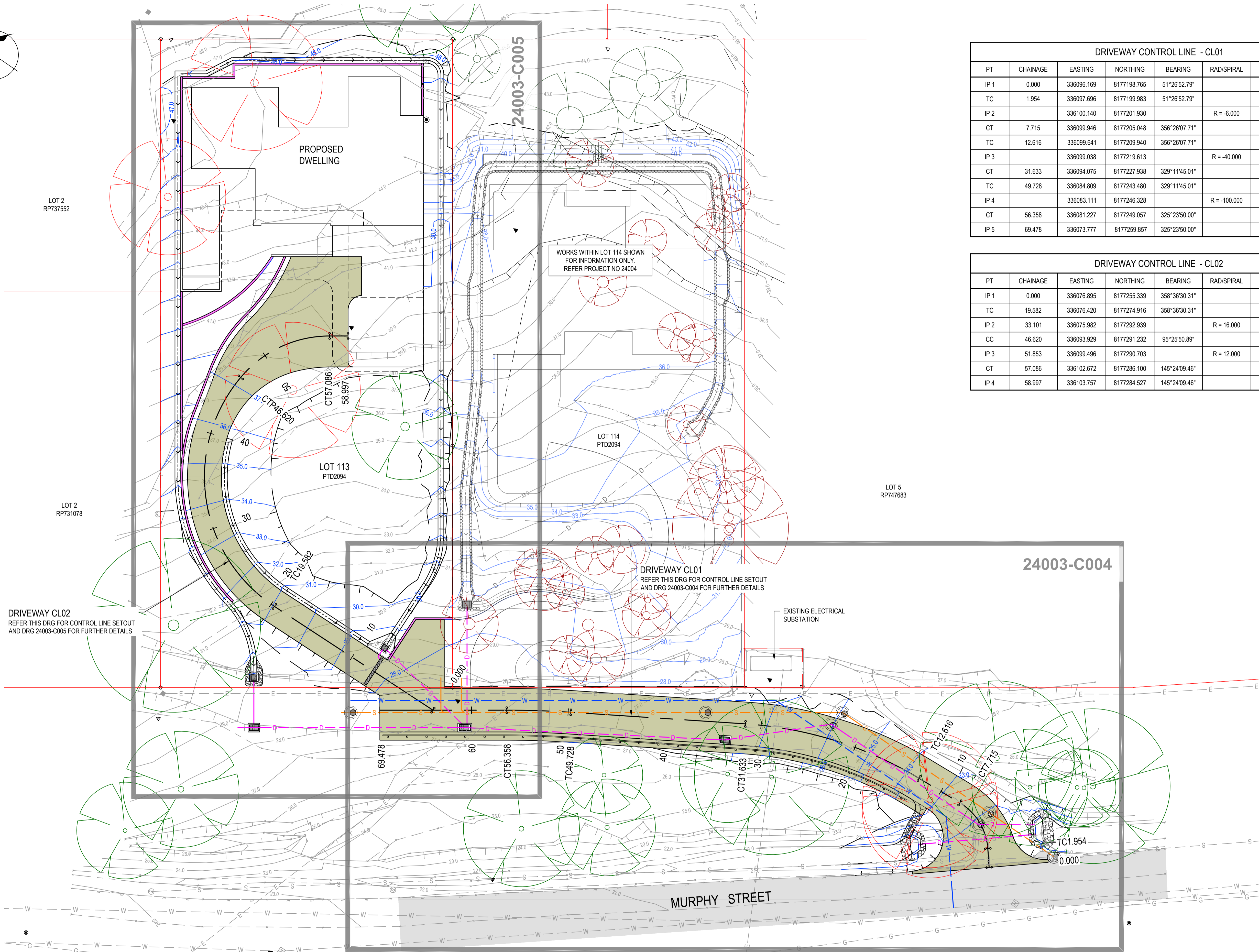
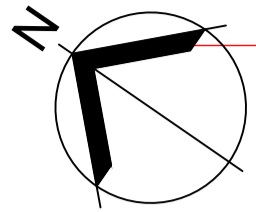
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| B | ISSUED FOR APPROVAL | GB | GA | 01/05/24 |
| A | PRELIMINARY ISSUE | GB | GA | 13/03/24 |
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| | | | | | |
|--------|---|-------------------------|---|-------------------------------------|----------------------|
| SCALES | CLIENT KIM CULLEN & NEIL BIDDLE | DESIGNED G. BROWNING | PROJECT CULLEN-BIDDLE RESIDENCE 12 MURPHY STREET (LOT 113 PTD2094) TITLE STANDARD NOTES AND LEGEND | STATUS FOR APPROVAL | |
| | | DRAWN G. BROWNING | | SCALE (AT FULL SIZE) - | SIZE A1 |
| | | CHECKED G. APPLIN | | DRAWING NUMBER 24003-C002 | REVISION B |



| DRIVEWAY CONTROL LINE - CL01 | | | | | | | |
|------------------------------|----------|------------|-------------|---------------|--------------|----------|--------------|
| PT | CHAINAGE | EASTING | NORTHING | BEARING | RAD/SPIRAL | A.LENGTH | DEFLANGLE |
| IP 1 | 0.000 | 336096.169 | 8177198.765 | 51°26'52.79" | | | |
| TC | 1.954 | 336097.696 | 8177199.983 | 51°26'52.79" | | | |
| IP 2 | | 336100.140 | 8177201.930 | | R = -6.000 | 5.761 | 55°00'45.08" |
| CT | 7.715 | 336099.946 | 8177205.048 | 356°26'07.71" | | | |
| TC | 12.616 | 336099.641 | 8177209.940 | 356°26'07.71" | | | |
| IP 3 | | 336099.038 | 8177219.613 | | R = -40.000 | 19.017 | 27°14'22.70" |
| CT | 31.633 | 336094.075 | 8177227.938 | 329°11'45.01" | | | |
| TC | 49.728 | 336084.809 | 8177243.480 | 329°11'45.01" | | | |
| IP 4 | | 336083.111 | 8177246.328 | | R = -100.000 | 6.630 | 3°47'55.01" |
| CT | 56.358 | 336081.227 | 8177249.057 | 325°23'50.00" | | | |
| IP 5 | 69.478 | 336073.777 | 8177259.857 | 325°23'50.00" | | | |

| DRIVEWAY CONTROL LINE - CL02 | | | | | | | |
|------------------------------|----------|------------|-------------|---------------|------------|----------|--------------|
| PT | CHAINAGE | EASTING | NORTHING | BEARING | RAD/SPIRAL | A.LENGTH | DEFLANGLE |
| IP 1 | 0.000 | 336076.895 | 8177255.339 | 358°36'30.31" | | | |
| TC | 19.582 | 336076.420 | 8177274.916 | 358°36'30.31" | | | |
| IP 2 | 33.101 | 336075.982 | 8177292.939 | | R = 16.000 | 27.038 | 96°49'20.58" |
| CC | 46.620 | 336093.929 | 8177291.232 | 95°25'50.89" | | | |
| IP 3 | 51.853 | 336099.496 | 8177290.703 | | R = 12.000 | 10.466 | 49°58'18.58" |
| CT | 57.086 | 336102.672 | 8177286.100 | 145°24'09.46" | | | |
| IP 4 | 58.997 | 336103.757 | 8177284.527 | 145°24'09.46" | | | |

NOTES

1. REFER DRG 24003-C002 FOR STANDARD NOTES AND LEGENDS.



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| | | G. APPLIN | | 6073 |

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CLIENT
KIM CULLEN & NEIL BIDDLE

DESIGNED
G. BROWNING

DRAWN
G. BROWNING

CHECKED
G. APPLIN

PROJECT
CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)

TITLE
OVERALL SITE PLAN

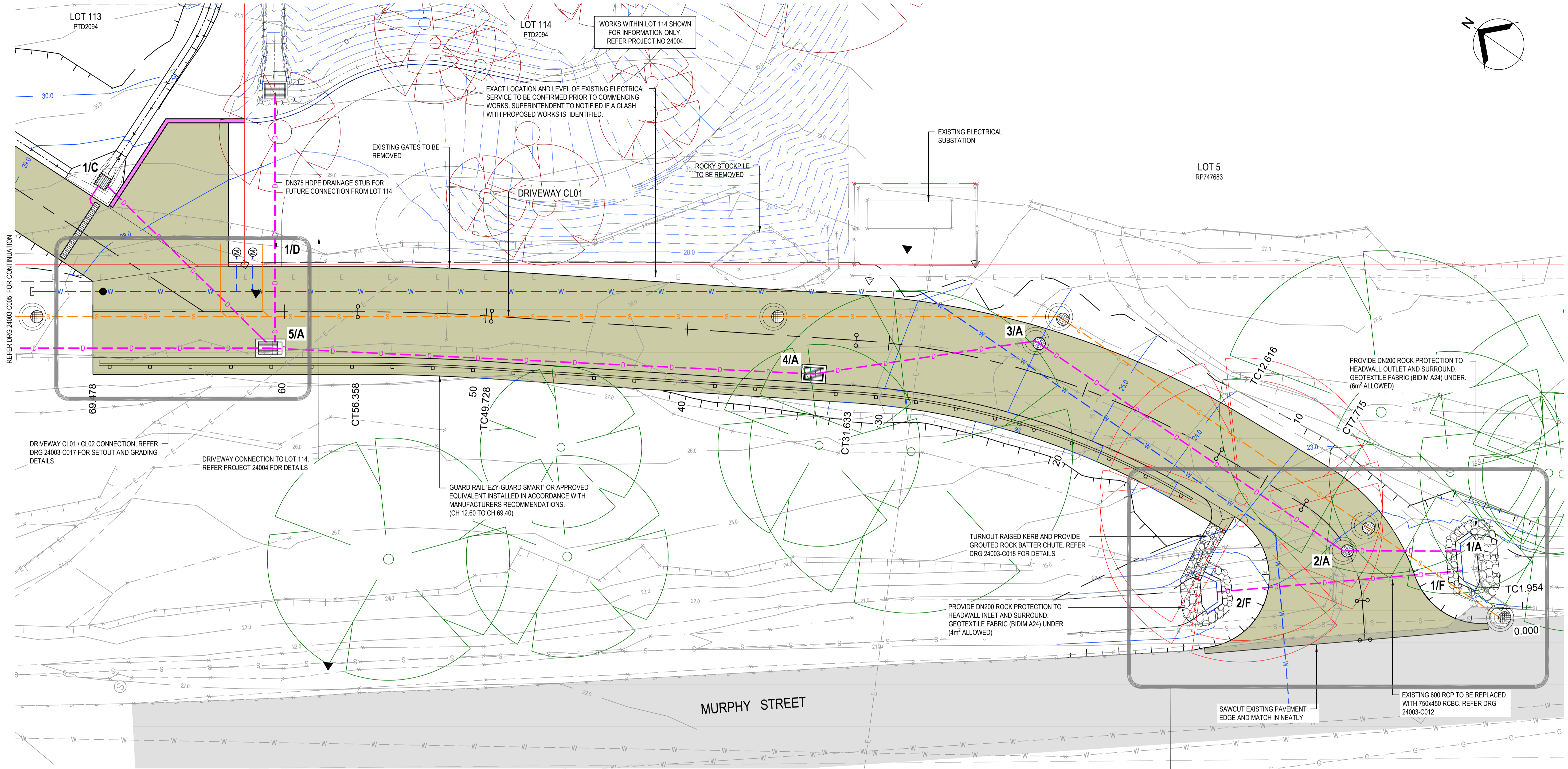
STATUS
FOR APPROVAL

SCALE (AT FULL SIZE)
1:200

DRAWING NUMBER
24003-C003

SIZE
A1

REVISION
B



PLAN
SCALE 1:100

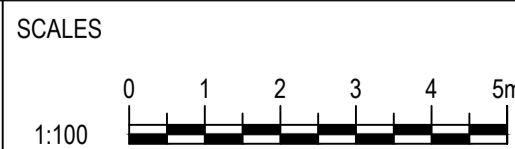
NOTES

- REFER DRG 24003-C002 FOR STANDARD NOTES AND LEGENDS.
- REFER DRG 24003-C013 FOR DRIVEWAY LONGITUDINAL SECTION AND TYPE SECTION.
- REFER DRG 24003-C015 FOR DRIVEWAY CROSS SECTIONS.
- A 3D DIGITAL TERRAIN MODEL TO BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION.



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KIM CULLEN & NEIL BIDDLE

DESIGNED
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DRAWN
G. BROWNING

CHECKED
G. APPLIN

PROJECT
CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)

TITLE
GENERAL ARRANGEMENT PLAN
SHEET 1 OF 2

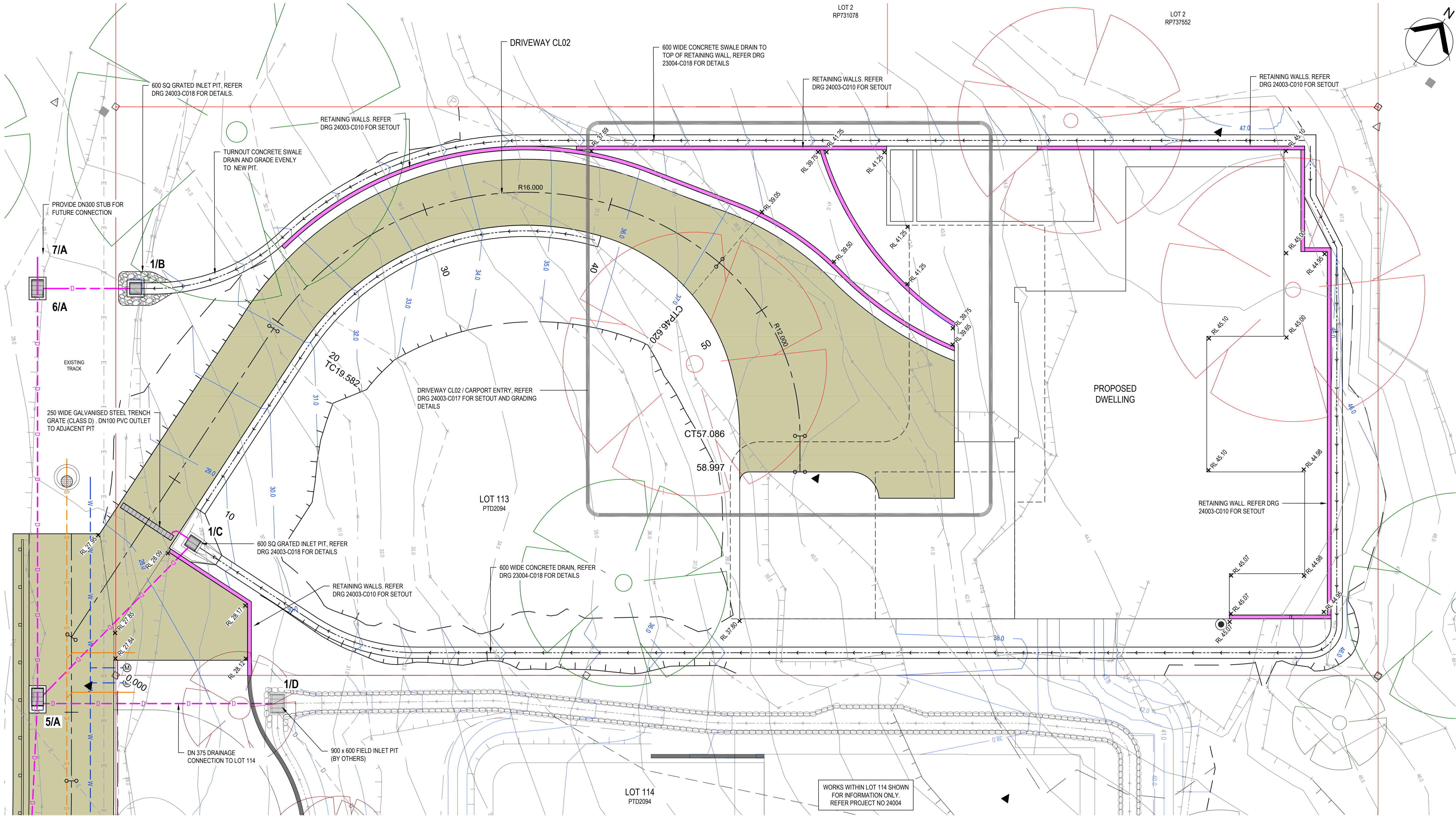
STATUS
FOR APPROVAL

SCALE (AT FULL SIZE)
1:100

DRAWING NUMBER
24003-C004

SIZE
A1

REVISION
B



PLAN
SCALE 1:100

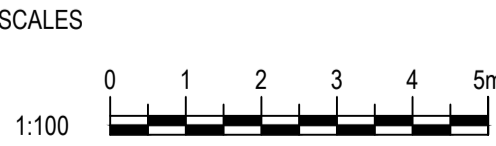
NOTES

- REFER DRG 24003-C002 FOR STANDARD NOTES AND LEGENDS.
- REFER DRG 24003-C014 FOR DRIVEWAY LONGITUDINAL SECTION AND TYPE SECTION.
- REFER DRG 24003-C016 FOR DRIVEWAY CROSS SECTIONS.
- A 3D DIGITAL TERRAIN MODEL TO BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION.



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| | | G. APPLIN | | 6073 |

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CLIENT
KIM CULLEN & NEIL BIDDLE

DESIGNED
G. BROWNING

DRAWN
G. BROWNING

CHECKED
G. APPLIN

PROJECT
CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)

TITLE
GENERAL ARRANGEMENT PLAN
SHEET 2 OF 2

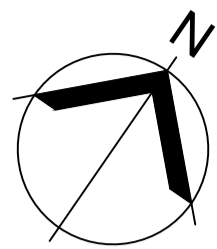
STATUS
FOR APPROVAL

SCALE (AT FULL SIZE)
1:100

DRAWING NUMBER
24003-C005

SIZE
A1

REVISION
B



REFER DRG 24003-C007-1 FOR CONTINUATION

PLAN

SCALE 1:100

**ESTIMATED EARTHWORKS VOLUMES
(MURPHY STREET ROAD RESERVE)**

CUT : 135 m³
FILL : 25 m³

EARTHWORKS VOLUMES SHOWN ARE STRAIGHT VOLUMETRIC MEASUREMENTS BETWEEN SURVEYED NATURAL SURFACE AND THE PROPOSED BULK EARTHWORKS SURFACE. VOLUMES NOTED ABOVE ARE FOR EARTHWORKS WITHIN MURPHY STREET ROAD RESERVE ONLY.

THE ABOVE VOLUMES DO NOT ALLOW FOR THE FOLLOWING

- LOSSES/COMPACTION
- TOPSOIL STRIPING
- DETAILED EXCAVATION / BACKFILL OF FOOTINGS/RETAINING STRUCTURES

NOTES

1. REFER DRG 24003-C002 FOR STANDARD NOTES AND LEGENDS.
2. REFER DRG 24003-C006 FOR CUT/FILL DEPTH SHADING LEGEND.
3. REFER DRG 24003-C008 FOR TYPICAL BULK EARTHWORK PLATFORM DETAILS.
4. A 3D DIGITAL TERRAIN MODEL TO BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION.

| DEPTH RANGE TABLE | | |
|-------------------|------|--------|
| DEPTH RANGE (m) | | COLOUR |
| FROM | TO | |
| -30.0 | -6.8 | |
| -6.8 | -6.6 | |
| -6.6 | -6.4 | |
| -6.4 | -6.2 | |
| -6.2 | -6.0 | |
| -6.0 | -5.8 | |
| -5.8 | -5.6 | |
| -5.6 | -5.4 | |
| -5.4 | -5.2 | |
| -5.2 | -5.0 | |
| -5.0 | -4.8 | |
| -4.8 | -4.6 | |
| -4.6 | -4.4 | |
| -4.4 | -4.2 | |
| -4.2 | -4.0 | |
| -4.0 | -3.8 | |
| -3.8 | -3.6 | |
| -3.6 | -3.4 | |
| -3.4 | -3.2 | |
| -3.2 | -3.0 | |
| -3.0 | -2.8 | |
| -2.8 | -2.6 | |
| -2.6 | -2.4 | |
| -2.4 | -2.2 | |
| -2.2 | -2.0 | |
| -2.0 | -1.8 | |
| -1.8 | -1.6 | |
| -1.6 | -1.4 | |
| -1.4 | -1.2 | |
| -1.2 | -1.0 | |
| -1.0 | -0.8 | |
| -0.8 | -0.6 | |
| -0.6 | -0.4 | |
| -0.4 | -0.2 | |
| -0.2 | 0.0 | |

| DEPTH RANGE TABLE | | |
|-------------------|------|--------|
| DEPTH RANGE (m) | | COLOUR |
| FROM | TO | |
| 0.0 | 0.2 | |
| 0.2 | 0.4 | |
| 0.4 | 0.6 | |
| 0.6 | 0.8 | |
| 0.8 | 1.0 | |
| 1.0 | 1.2 | |
| 1.2 | 1.4 | |
| 1.4 | 1.6 | |
| 1.6 | 1.8 | |
| 1.8 | 2.0 | |
| 2.0 | 2.2 | |
| 2.2 | 2.4 | |
| 2.4 | 2.6 | |
| 2.6 | 2.8 | |
| 2.8 | 3.0 | |
| 3.0 | 3.2 | |
| 3.2 | 3.4 | |
| 3.4 | 3.6 | |
| 3.6 | 3.8 | |
| 3.8 | 4.0 | |
| 4.0 | 4.2 | |
| 4.2 | 4.4 | |
| 4.4 | 4.6 | |
| 4.6 | 4.8 | |
| 4.8 | 5.0 | |
| 5.0 | 5.2 | |
| 5.2 | 5.4 | |
| 5.4 | 5.6 | |
| 5.6 | 5.8 | |
| 5.8 | 30.0 | |

NOTE

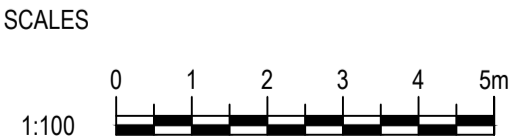
ALL BATTERS, TEMPORARY OR PERMANENT, STEEPER THAN 1H:4V OR HIGHER THAN 1.5m MUST BE INSPECTED WITHIN 24HRS OF EXCAVATION AND CERTIFIED BY AN RPEQ GEOTECHNICAL ENGINEER TO CONFIRM THEIR SHORT TERM AND LONG TERM STABILITIES.



| | | | | |
|--|---------------------|---------------|-----|----------|
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| | | | | |
| B | ISSUED FOR APPROVAL | GB | GA | 01/05/24 |
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| | | G. APPLIN | | 6073 |

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CLIENT
KIM CULLEN & NEIL BIDDLE

DESIGNED
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DRAWN
G. BROWNING

CHECKED
G. APPLIN

PROJECT
CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)

TITLE
BULK EARTHWORKS PLAN
SHEET 1 OF 3

| | |
|-------------------------------------|----------------------|
| STATUS FOR APPROVAL | |
| SCALE (AT FULL SIZE) 1:100 | SIZE A1 |
| DRAWING NUMBER 24003-C006 | REVISION B |



1. REFER DRG 24003-C002 FOR STANDARD NOTES AND LEGENDS.
2. REFER DRG 24003-C006 FOR CUT/FILL DEPTH SHADING LEGEND.
3. REFER DRG 24003-C008 FOR TYPICAL BULK EARTHWORK PLATFORM DETAILS.
4. A 3D DIGITAL TERRAIN MODEL TO BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION.

PLAN
SCALE 1:100

**ESTIMATED EARTHWORKS VOLUMES
(LOT 114 - NO 14 MURPHY STREET)**

CUT : 1485 m³
FILL : 675 m³

 EARTHWORKS VOLUMES SHOWN ARE STRAIGHT VOLUMETRIC MEASUREMENTS BETWEEN SURVEYED NATURAL SURFACE AND THE PROPOSED BULK EARTHWORKS SURFACE. VOLUMES NOTED ABOVE ARE FOR EARTHWORKS WITHIN LOT 114 ONLY (No 14 MURPHY STREET).

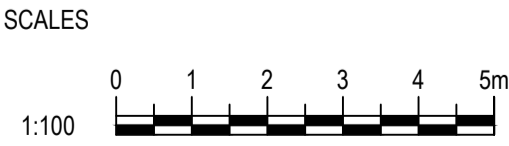
 THE ABOVE VOLUMES DO NOT ALLOW FOR THE FOLLOWING

- LOSSES/COMPACTION
- TOPSOIL STRIPING
- DETAILED EXCAVATION / BACKFILL OF FOOTINGS/RETAINING STRUCTURES



| | | | | | | | | |
|--|---------------------|--|--|--|--|----------------------------|--------------|----------|
| | | | | | | | | |
| | | | | | | | | |
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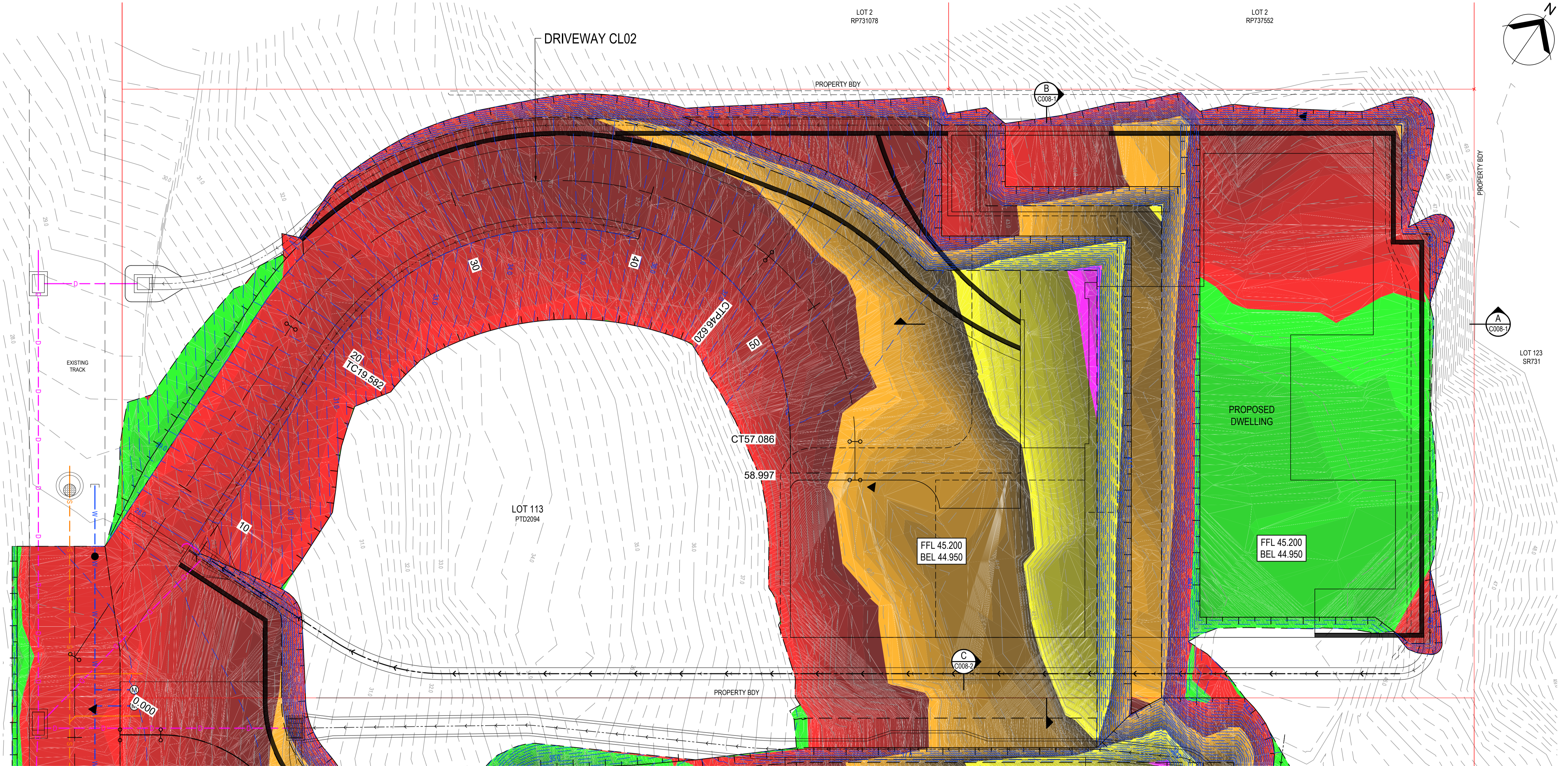
DRAWN
G. BROWNING

CHECKED
G. APPLIN

PROJECT
CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)

TITLE
BULK EARTHWORKS PLAN
SHEET 2 OF 3

| | |
|---------------------------------------|----------------------|
| STATUS FOR APPROVAL | |
| SCALE (AT FULL SIZE) 1:100 | SIZE A1 |
| DRAWING NUMBER 24003-C007-1 | REVISION B |



REFER DRG 24003-C007-1 FOR CONTINUATION

PLAN
SCALE 1:100

NOTES

- REFER DRG 24003-C002 FOR STANDARD NOTES AND LEGENDS.
- REFER DRG 24003-C006 FOR CUT/FILL DEPTH SHADING LEGEND.
- REFER DRG 24003-C008 FOR TYPICAL BULK EARTHWORK PLATFORM DETAILS.
- A 3D DIGITAL TERRAIN MODEL TO BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION.

NOTE

ALL BATTERS, TEMPORARY OR PERMANENT, STEEPER THAN 1H:4V OR HIGHER THAN 1.5m MUST BE INSPECTED WITHIN 24HRS OF EXCAVATION AND CERTIFIED BY AN RPEQ GEOTECHNICAL ENGINEER TO CONFIRM THEIR SHORT TERM AND LONG TERM STABILITIES.

ESTIMATED EARTHWORKS VOLUMES
(LOT 113 - NO 12 MURPHY STREET)

CUT : 2140 m³
FILL : 75 m³

EARTHWORKS VOLUMES SHOWN ARE STRAIGHT VOLUMETRIC MEASUREMENTS BETWEEN SURVEYED NATURAL SURFACE AND THE PROPOSED BULK EARTHWORKS SURFACE. VOLUMES NOTED ABOVE ARE FOR EARTHWORKS WITHIN LOT 113 ONLY (No 12 MURPHY STREET).

- THE ABOVE VOLUMES DO NOT ALLOW FOR THE FOLLOWING
- LOSSES/COMPACTION
 - TOPSOIL STRIPING
 - DETAILED EXCAVATION / BACKFILL OF FOOTINGS/RETAINING STRUCTURES



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SCALES



CLIENT

KIM CULLEN & NEIL BIDDLE

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PROJECT

CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)

TITLE

BULK EARTHWORKS PLAN
SHEET 3 OF 3

STATUS

FOR APPROVAL

SCALE (AT FULL SIZE)

1:100

DRAWING NUMBER

24003-C007-2

SIZE

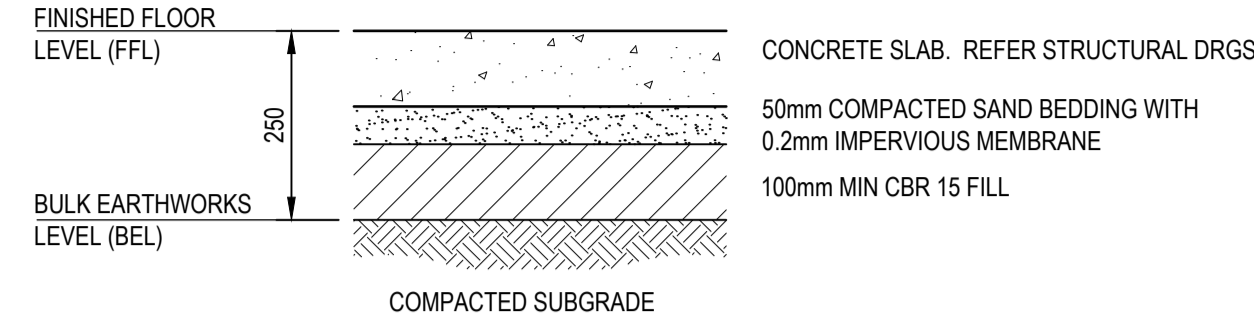
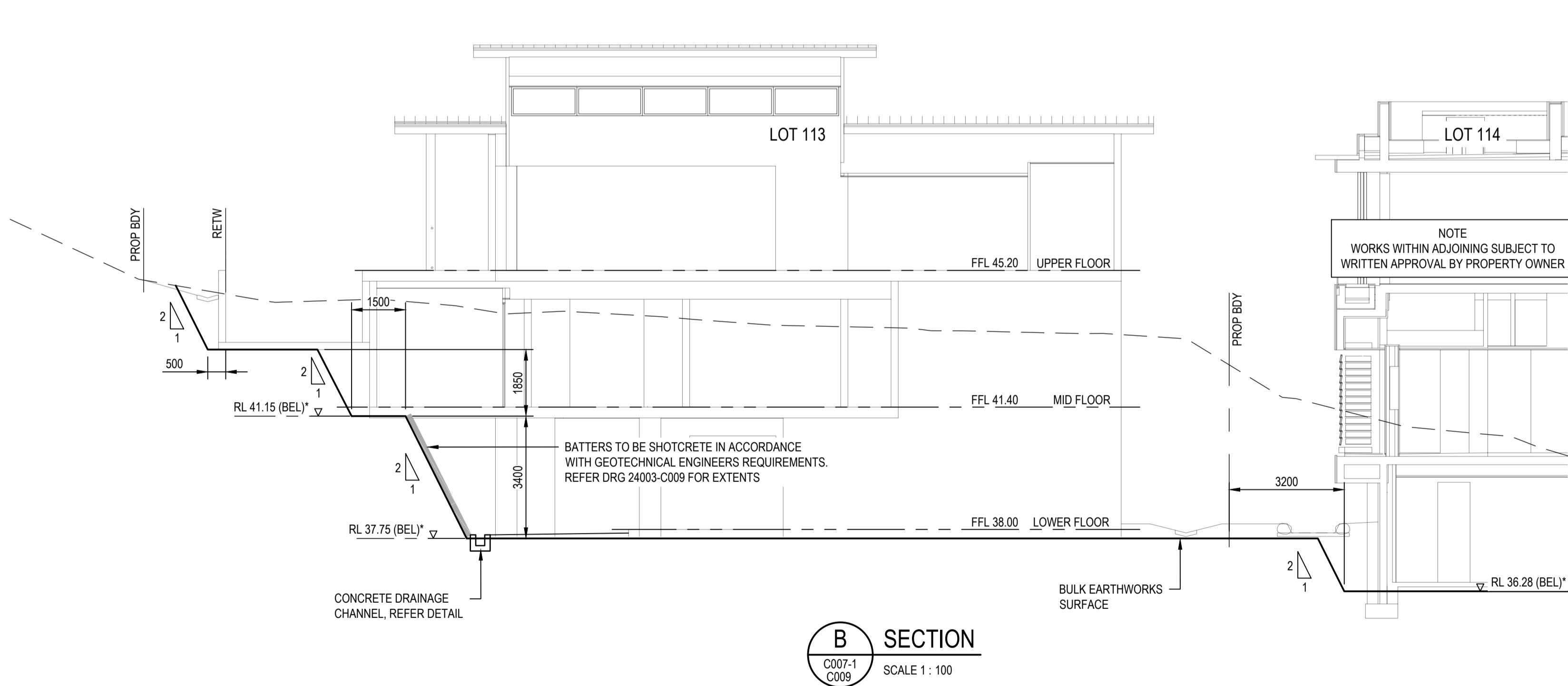
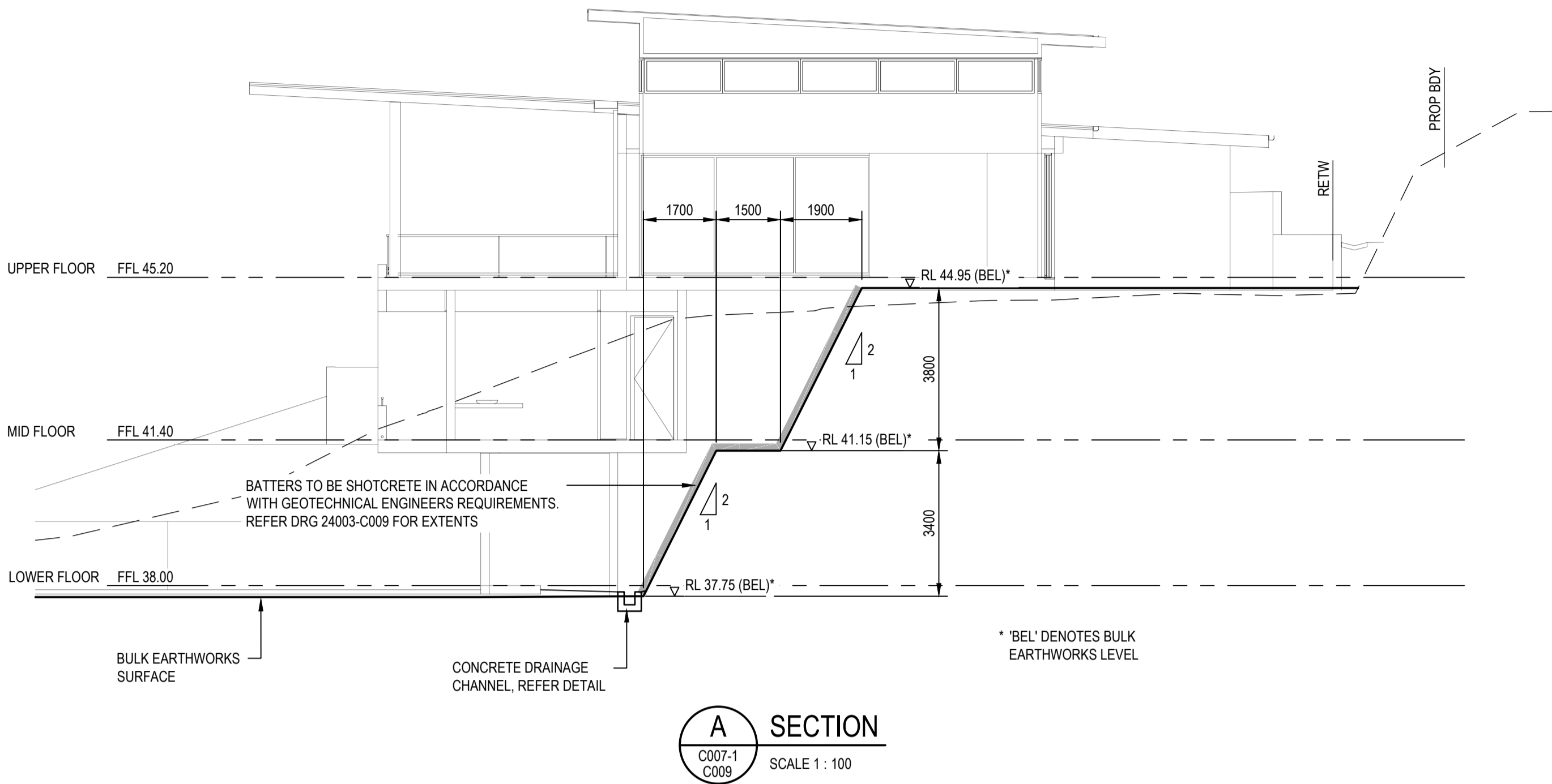
A1

REVISION

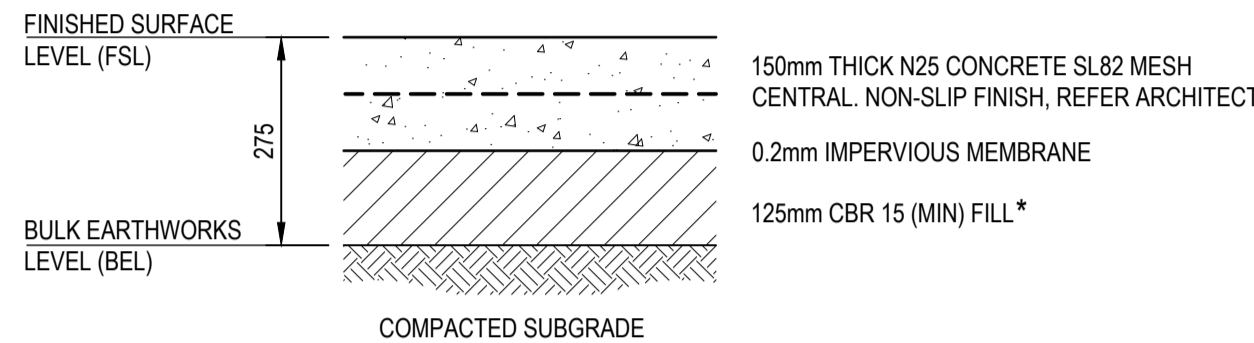
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| REV | DESCRIPTION | DRN | APP | DATE |
|-----|---------------------|-----|-----|----------|
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| CERTIFICATION | RPEQ |
|---------------|------|
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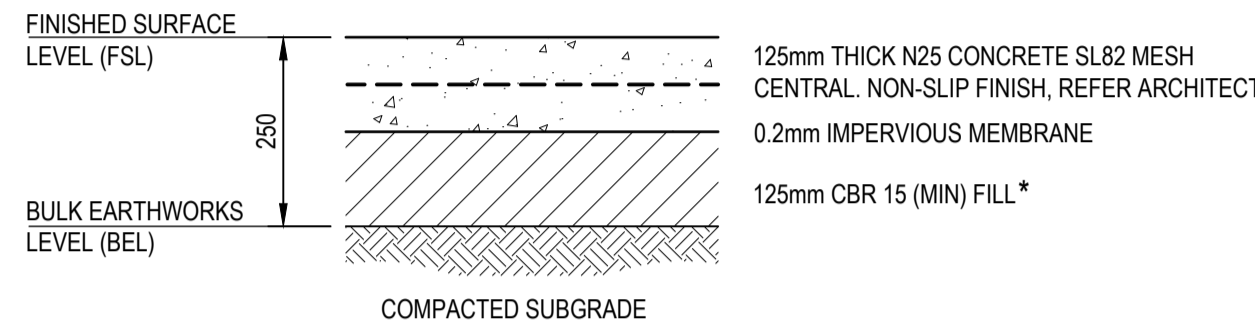


BUILDING PLATFORM



* ALTERNATIVE SUB BASE MATERIAL TYPES MAY BE CONSIDER AS A TEMPORARY RUNNING SURFACE

DRIVEWAY CL01



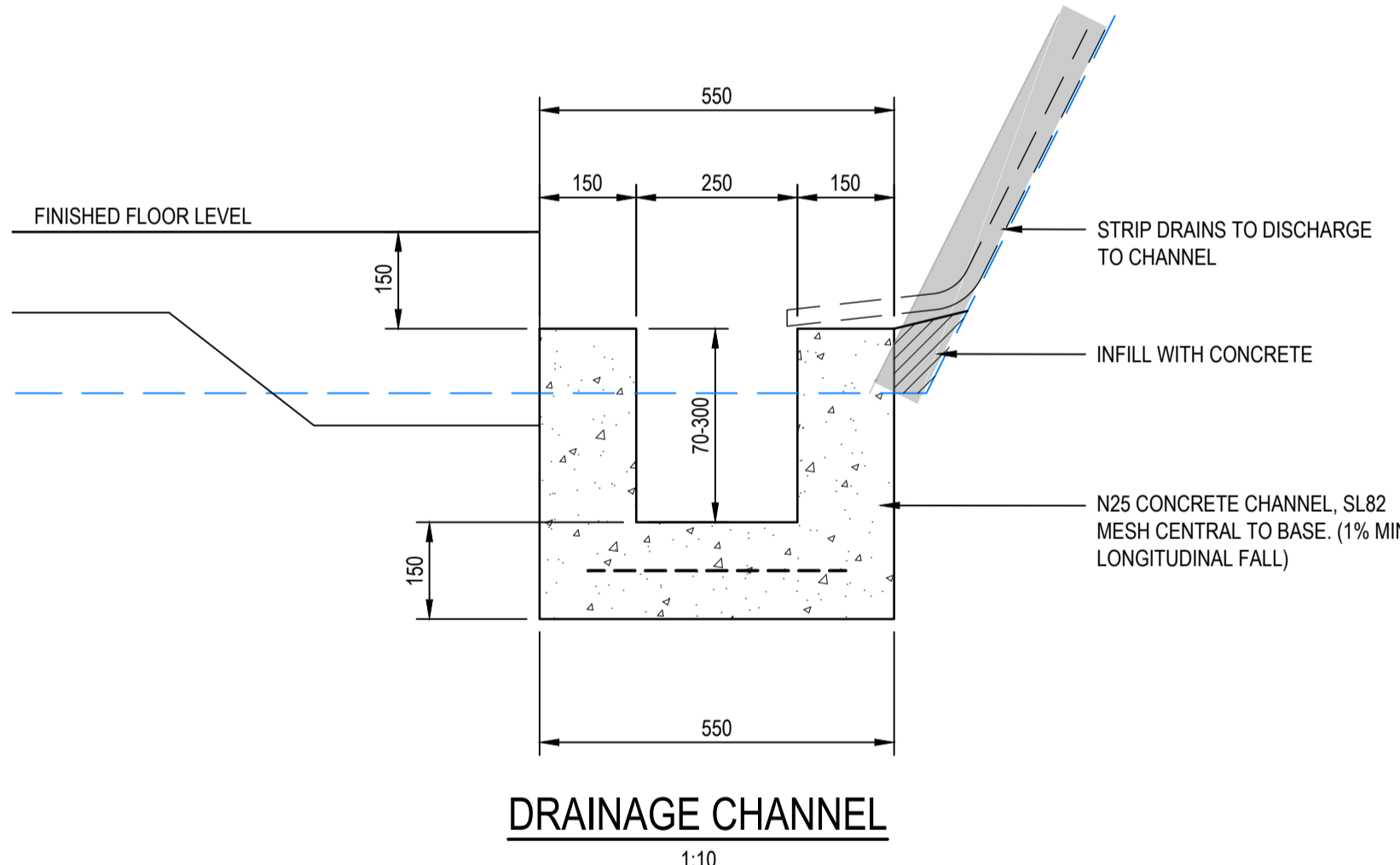
* ALTERNATIVE SUB BASE MATERIAL TYPES MAY BE CONSIDER AS A TEMPORARY RUNNING SURFACE

DRIVEWAY CL02

BULK EARTHWORK PLATFORM LEVELS ARE BASED ON THE DEPTHS TO FINISHED SURFACE / FLOOR LEVELS AS SHOWN ABOVE. THE CONTRACTOR IS TO CONFIRM STRUCTURAL REQUIREMENTS AND ADJUST PLATFORMS LEVELS AS REQUIRED.

BULK EARTHWORKS PLATFORM TYPICAL DETAILS

NTS



DRAINAGE CHANNEL

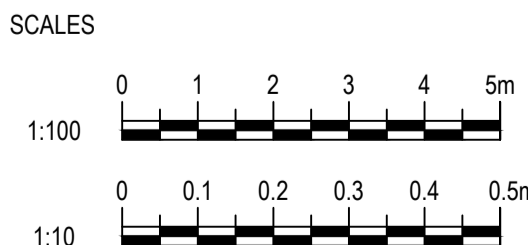
NOTES

- REFER DRG 24003-C002 FOR STANDARD NOTES AND LEGENDS.
- REFER DRG 23004-C007 FOR BULK EARTHWORKS.

NOTE
ALL BATTERS, TEMPORARY OR PERMANENT, STEEPER THAN 1H:4V OR HIGHER THAN 1.5m MUST BE INSPECTED WITHIN 24HRS OF EXCAVATION AND CERTIFIED BY AN RPEQ GEOTECHNICAL ENGINEER TO CONFIRM THEIR SHORT TERM AND LONG TERM STABILITIES.

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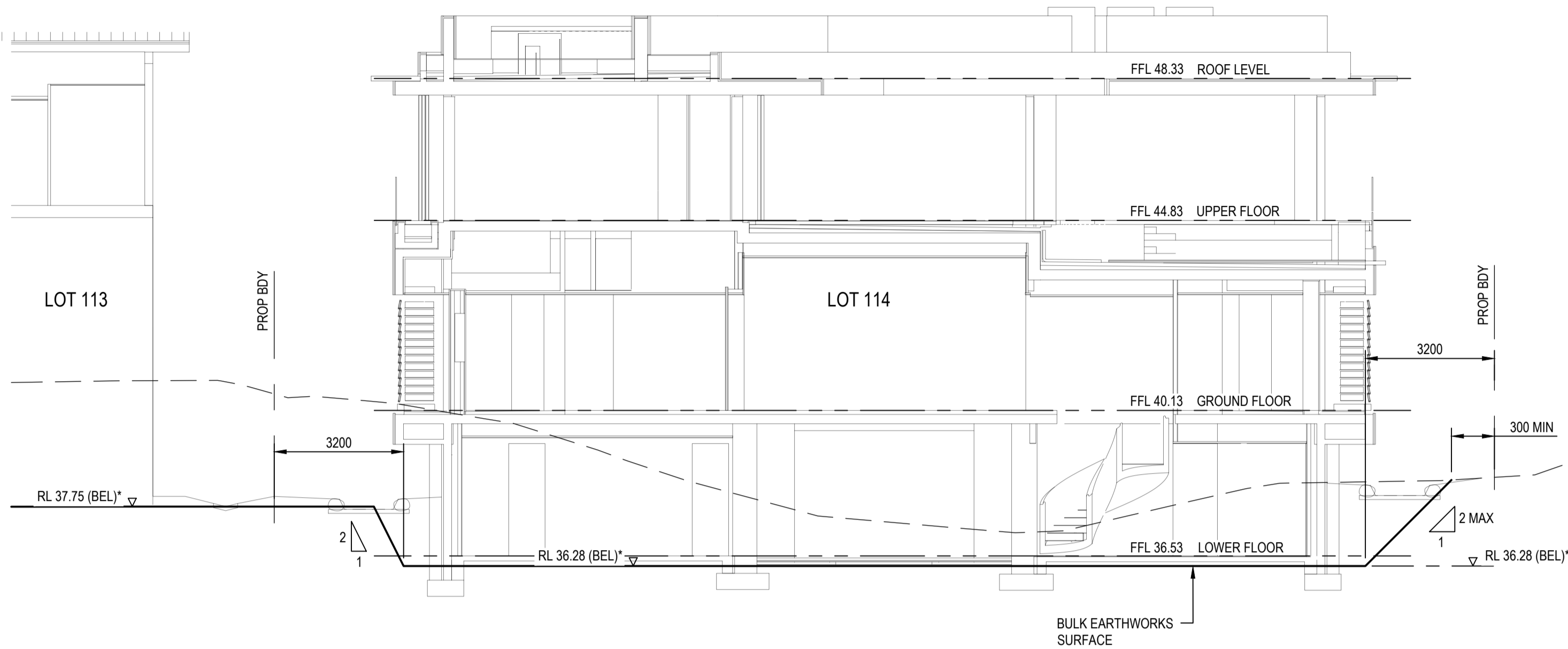
CLIENT
KIM CULLEN & NEIL BIDDLE

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

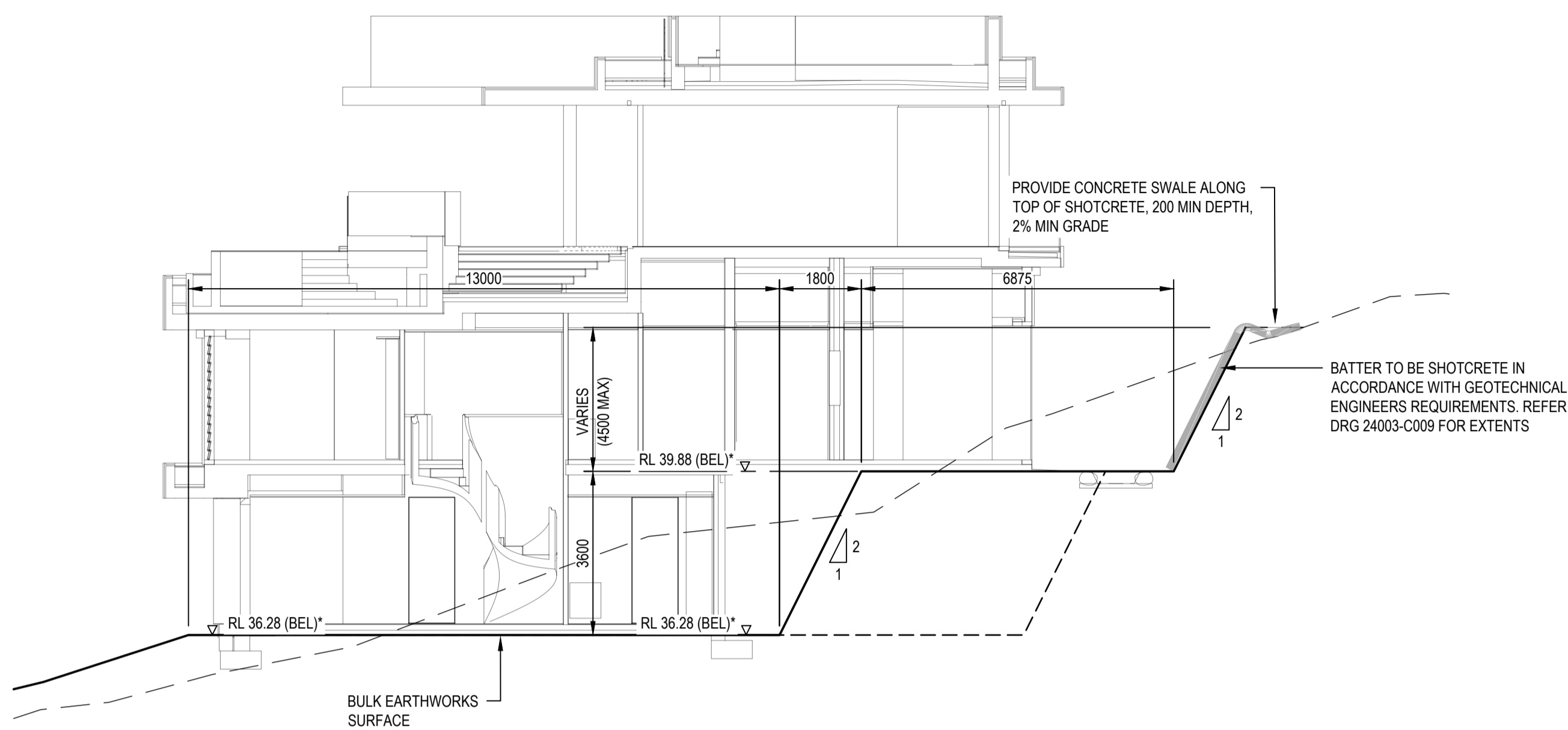
PROJECT
CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)
TITLE
SITE SECTIONS AND DETAILS
SHEET 1 OF 2

STATUS
FOR APPROVAL
SCALE (AT FULL SIZE)
AS SHOWN
DRAWING NUMBER
24003-C008-1
SIZE
A1
REVISION
B

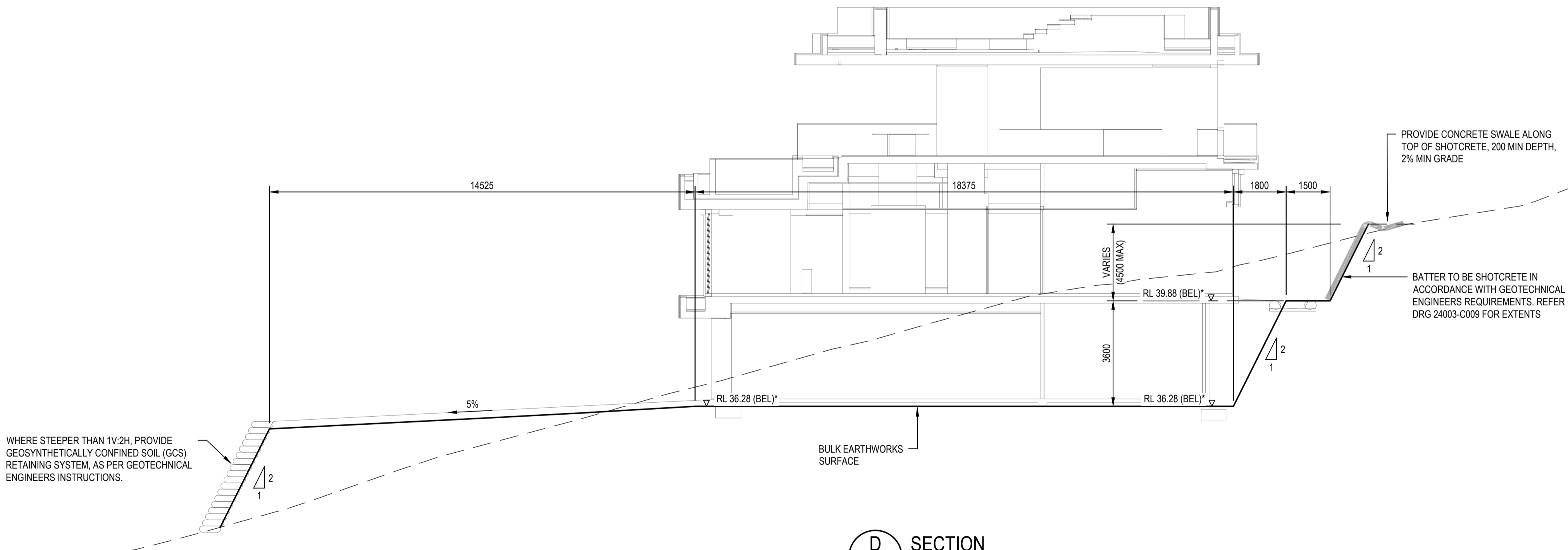
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C SECTION
C007-2
C009 SCALE 1 : 100



E SECTION
C007-2
C009 SCALE 1 : 100



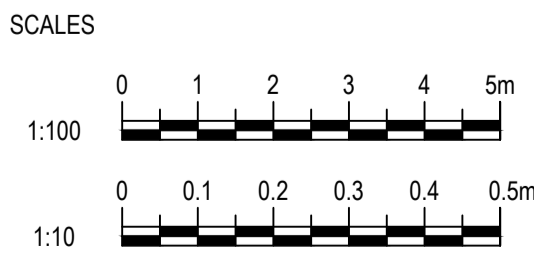
D SECTION
C007-2
C009 SCALE 1 : 100

NOTE
ALL BATTERS, TEMPORARY OR PERMANENT, STEEPER THAN 1H:4V OR HIGHER THAN 1.5m MUST BE INSPECTED WITHIN 24HRS OF EXCAVATION AND CERTIFIED BY AN RPEQ GEOTECHNICAL ENGINEER TO CONFIRM THEIR SHORT TERM AND LONG TERM STABILITIES.

| | | | | |
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| A | - | - | - | - |
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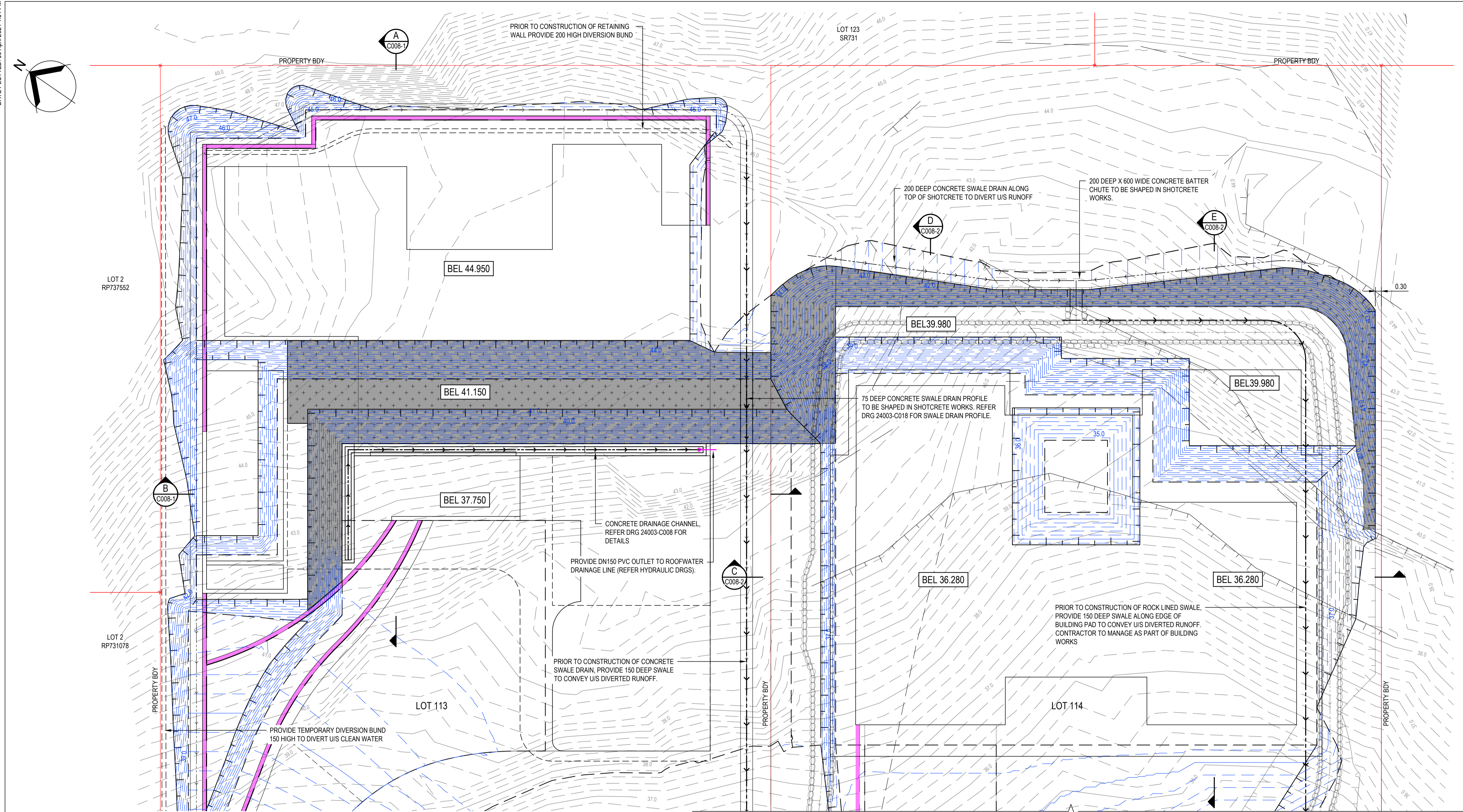


CLIENT
KIM CULLEN & NEIL BIDDLE

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

PROJECT
CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)
TITLE
SITE SECTIONS AND DETAILS
SHEET 2 OF 2

STATUS
FOR APPROVAL
SCALE (AT FULL SIZE)
AS SHOWN
DRAWING NUMBER
24003-C008-2
SIZE
A1
REVISION
B



LEGEND

| | |
|--|---|
| | BATTER STABILISATION (SHOTCRETE) |
| | NEW RETAINING WALL |
| | BEL |
| | BULK EARTHWORKS LEVEL |
| | BULK EARTHWORKS CONTOURS (0.2m INTERVAL, INDEXED AT 1.0m) |
| | EXISTING SURFACE CONTOURS (0.2m INTERVAL, INDEXED AT 1.0m) |

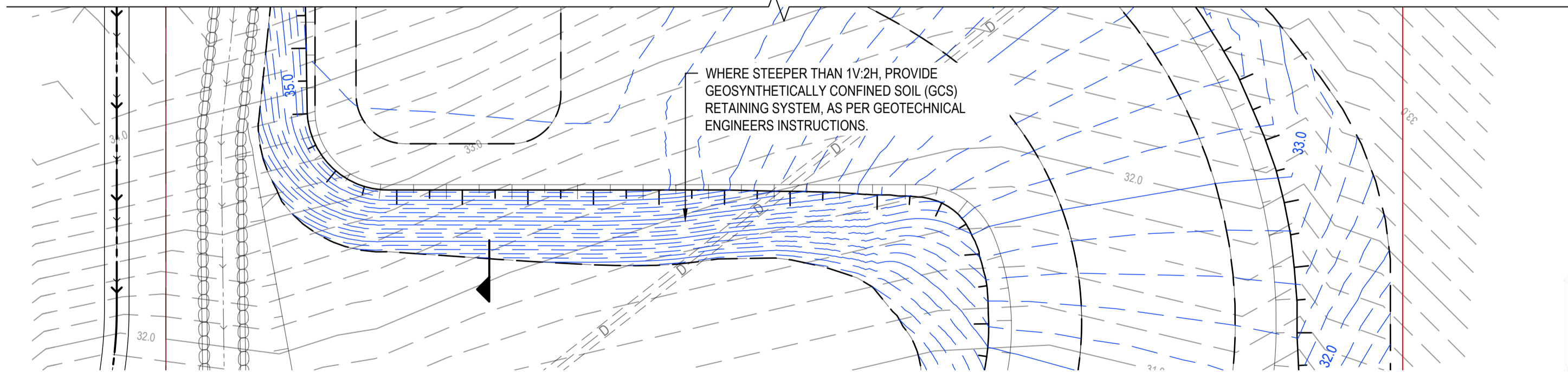
NOTES

- REFER DRG 24003-C002 FOR STANDARD NOTES AND LEGENDS.
- REFER DRG 23004-C007-1 AND C007-2 FOR BULK EARTHWORKS.

NOTE

ALL BATTERS, TEMPORARY OR PERMANENT, STEEPER THAN 1H:4V OR HIGHER THAN 1.5m MUST BE INSPECTED WITHIN 24HRS OF EXCAVATION AND CERTIFIED BY AN RPEQ GEOTECHNICAL ENGINEER TO CONFIRM THEIR SHORT TERM AND LONG TERM STABILITIES.

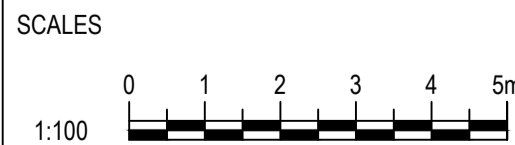
PLAN
SCALE 1:100



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| | | G. APPLIN | 6073 | |

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G. BROWNING

CHECKED
G. APPLIN

PROJECT
CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)

TITLE
BATTER STABILISATION PLAN

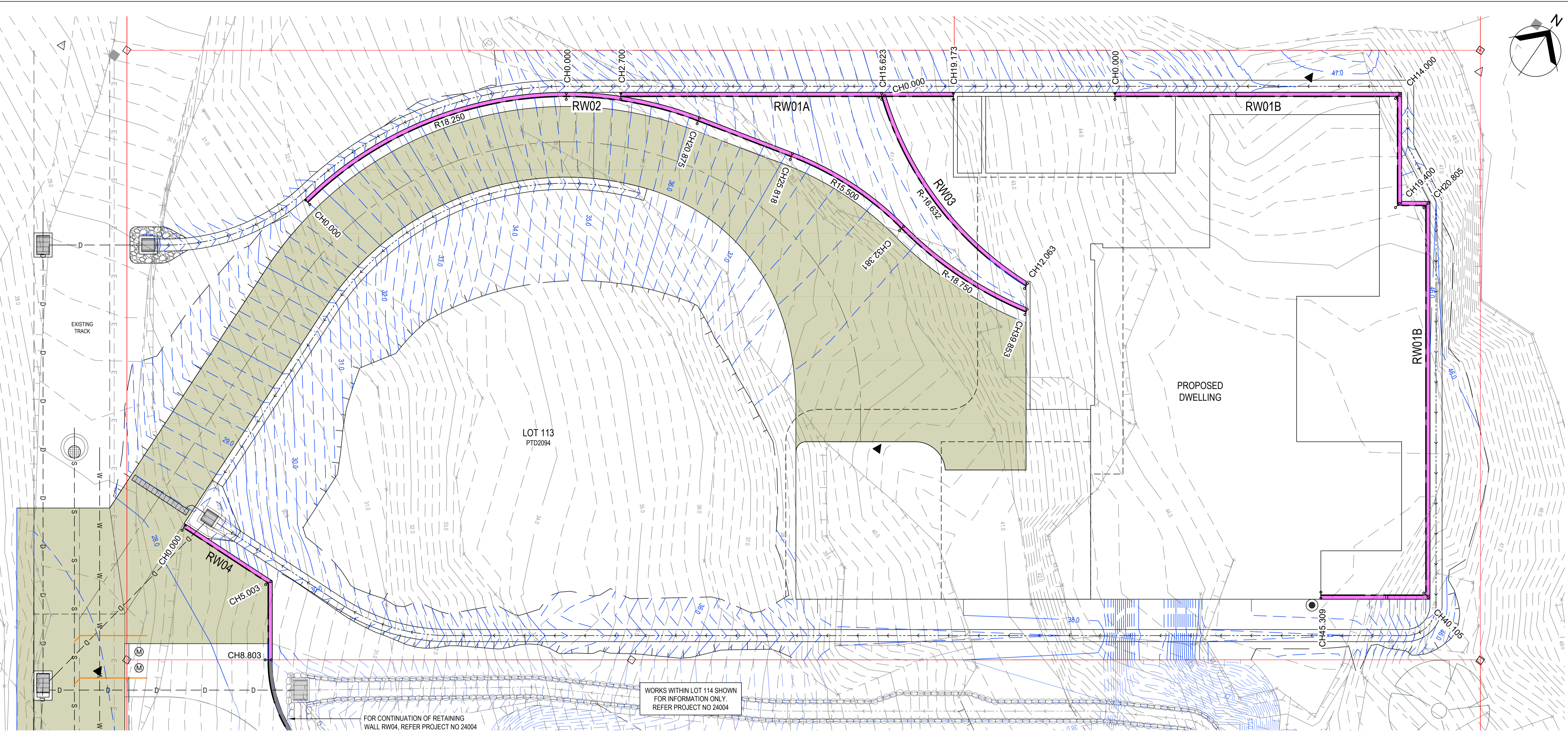
STATUS
FOR APPROVAL

SCALE (AT FULL SIZE)
1:100

SIZE
A1

DRAWING NUMBER
24003-C009

REVISION
B



WORKS WITHIN LOT 114 SHOWN
FOR INFORMATION ONLY.
REFER PROJECT NO 24004

FOR CONTINUATION OF RETAINING
WALL RW04, REFER PROJECT NO 24004

PLAN

SCALE 1:100

LEGEND

- NEW CONCRETE DRIVEWAY
- NEW RETAINING WALL
- NEW SURFACE CONTOURS
(0.2m INTERVAL, INDEXED AT 1.0m)
- EXISTING SURFACE CONTOURS
(0.2m INTERVAL, INDEXED AT 1.0m)

NOTES

- REFER DRG 24003-C002 FOR STANDARD NOTES AND LEGENDS.
- REFER DRG 24003-C011 FOR RETAINING WALL LONG SECTIONS

NOTE
REFER STRUCTURAL DRAWINGS FOR ALL DETAILS
RELATING TO RETAINING WALLS

| RETAINING WALL RETW01A | | | |
|------------------------|------------|-------------|--------|
| CHAINAGE | EASTING | NORTHING | HEIGHT |
| 0.000 | 336082.052 | 8177290.328 | |
| 2.699 | 336084.274 | 8177291.861 | 37.032 |
| 5.000 | 336086.168 | 8177293.167 | 37.873 |
| 10.000 | 336090.283 | 8177296.006 | 39.700 |
| 15.000 | 336094.399 | 8177298.845 | 41.153 |
| 19.173 | 336097.834 | 8177301.214 | 43.100 |

| RETAINING WALL RETW01B | | | |
|------------------------|------------|-------------|--------|
| CHAINAGE | EASTING | NORTHING | HEIGHT |
| 0.000 | 336104.419 | 8177305.757 | 45.100 |
| 5.000 | 336108.535 | 8177308.596 | 46.683 |
| 10.000 | 336112.651 | 8177311.435 | 47.100 |
| 14.000 | 336115.944 | 8177313.706 | 47.200 |
| 15.000 | 336116.512 | 8177312.883 | 47.015 |
| 19.400 | 336119.010 | 8177309.261 | 46.200 |
| 20.000 | 336119.504 | 8177309.602 | 46.200 |
| 20.805 | 336120.166 | 8177310.059 | 46.200 |
| 25.000 | 336122.548 | 8177306.605 | 46.200 |
| 30.000 | 336125.387 | 8177302.489 | 46.200 |
| 35.000 | 336128.226 | 8177298.373 | 46.200 |
| 40.000 | 336131.065 | 8177294.258 | 46.200 |
| 40.105 | 336131.125 | 8177294.171 | 46.200 |
| 42.000 | 336129.565 | 8177293.095 | 45.000 |
| 45.309 | 336126.840 | 8177291.216 | 45.000 |

| RETAINING WALL RETW02 | | | |
|-----------------------|------------|-------------|--------|
| CHAINAGE | EASTING | NORTHING | HEIGHT |
| 0.000 | 336074.491 | 8177278.739 | 32.000 |
| 5.000 | 336076.089 | 8177283.460 | 33.636 |
| 10.000 | 336078.904 | 8177287.573 | 35.273 |
| 15.000 | 336082.728 | 8177290.771 | 36.572 |
| 20.000 | 336087.274 | 8177292.815 | 37.729 |
| 20.875 | 336088.119 | 8177293.041 | 37.901 |
| 25.000 | 336092.128 | 8177294.012 | 38.715 |
| 25.818 | 336092.923 | 8177294.205 | 38.848 |
| 30.000 | 336097.070 | 8177294.632 | 39.359 |
| 32.381 | 336099.435 | 8177294.374 | 39.533 |
| 35.000 | 336102.034 | 8177294.071 | 39.627 |
| 39.853 | 336106.857 | 8177294.473 | 39.655 |

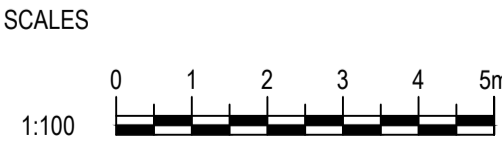
| RETAINING WALL RETW03 | | | |
|-----------------------|------------|-------------|--------|
| CHAINAGE | EASTING | NORTHING | HEIGHT |
| 0.000 | 336094.912 | 8177299.199 | 41.250 |
| 5.000 | 336099.214 | 8177296.687 | 41.250 |
| 10.000 | 336104.066 | 8177295.562 | 41.250 |
| 12.063 | 336106.128 | 8177295.530 | 41.250 |

| RETAINING WALL RETW04 | | | |
|-----------------------|------------|-------------|--------|
| CHAINAGE | EASTING | NORTHING | HEIGHT |
| 0.000 | 336078.584 | 8177261.987 | 28.285 |
| 5.003 | 336083.586 | 8177262.109 | 29.920 |
| 8.803 | 336085.744 | 8177258.981 | 29.920 |

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CLIENT
KIM CULLEN & NEIL BIDDLE

DESIGNED
G. BROWNING

DRAWN
G. BROWNING

CHECKED
G. APPLIN

PROJECT
CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)

TITLE
RETAINING WALLS
PLAN & SETOUT

STATUS
FOR APPROVAL

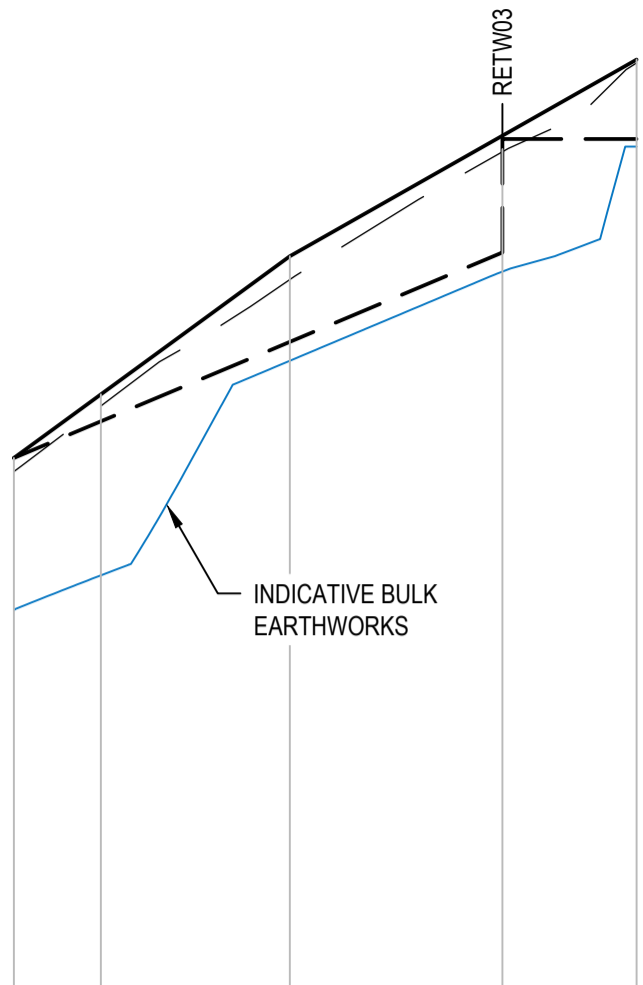
SCALE (AT FULL SIZE)
1:100

DRAWING NUMBER
24003-C010

SIZE
A1

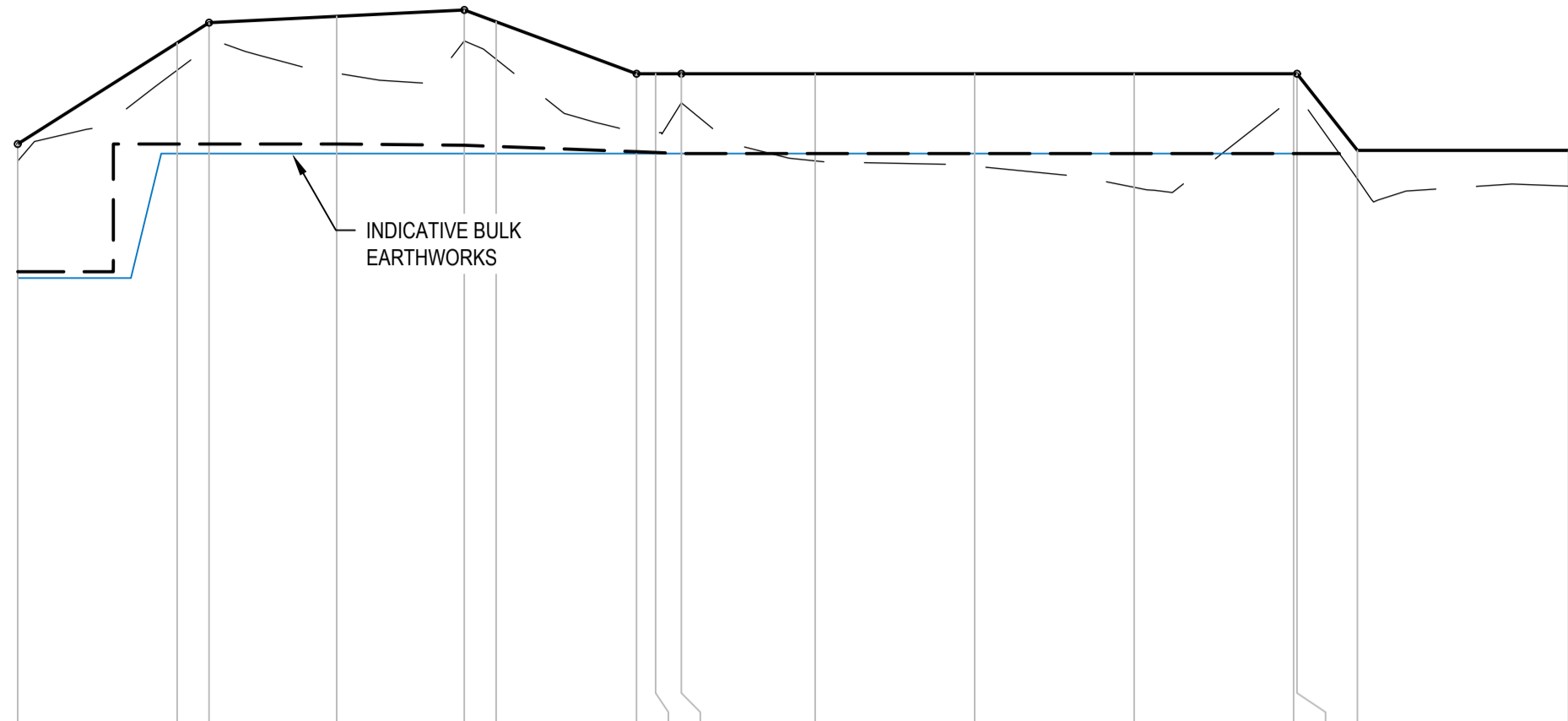
REVISION
B





| | | | | | |
|------------------|--------|--------|--------|--------|--------|
| DATUM RL. 30.00 | | | | | |
| TOP OF WALL | 37.142 | 37.032 | 37.873 | 39.700 | 41.117 |
| BOTTOM OF WALL | 34.724 | | 37.516 | 38.557 | 42.300 |
| EXISTING SURFACE | 36.693 | 36.651 | 37.719 | 39.391 | 40.903 |
| CHAINAGE | 0.000 | 2.699 | 5.000 | 10.000 | 15.000 |

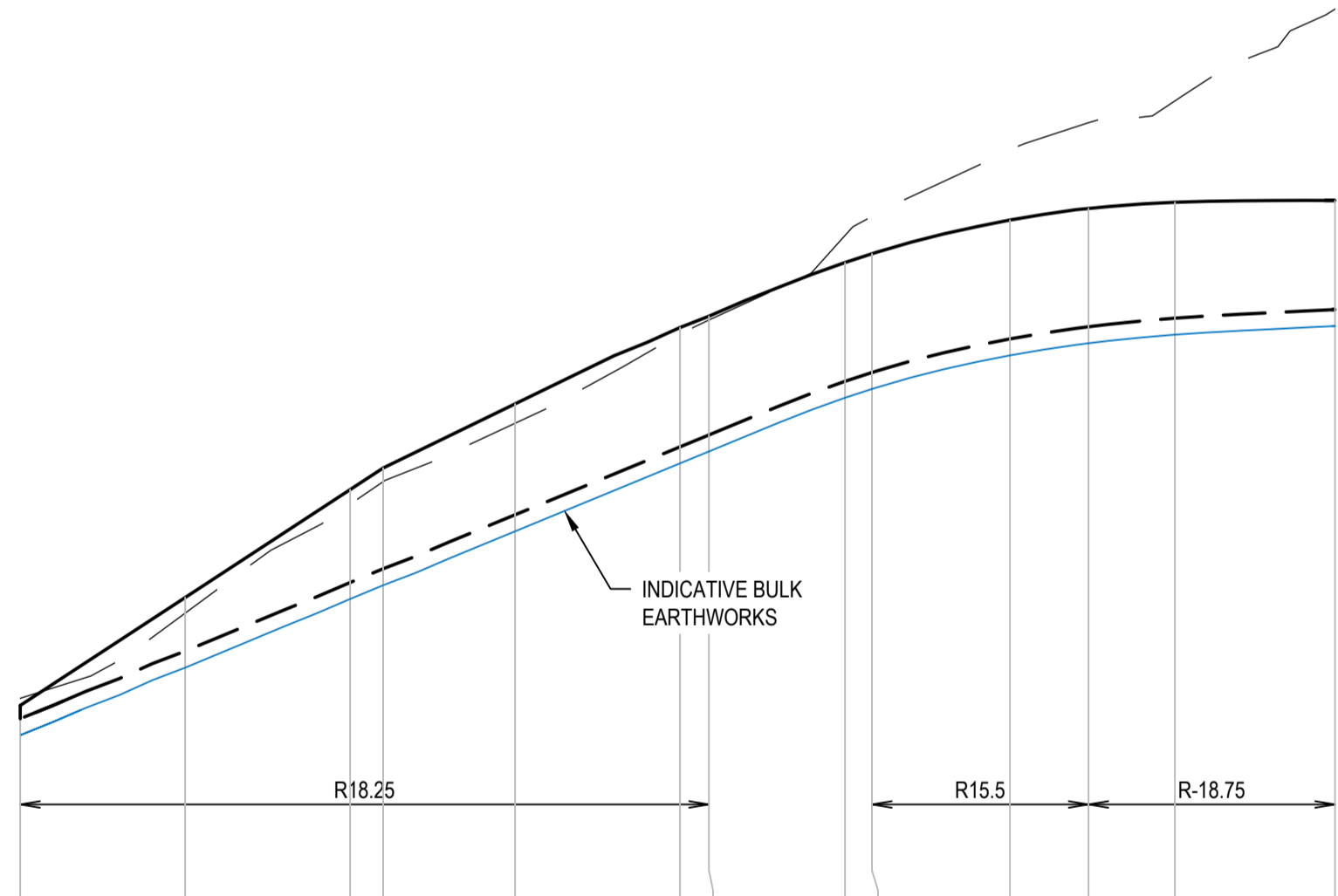
RETAINING WALL - RETW01A



| | | | | | | | | | | | |
|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| DATUM RL. 36.00 | | | | | | | | | | | |
| TOP OF WALL | 45.100 | 46.683 | 47.000 | 47.100 | 47.200 | 47.015 | 46.200 | 46.200 | 46.200 | 46.200 | 45.000 |
| BOTTOM OF WALL | 43.100 | 45.100 | 45.100 | 45.100 | 45.080 | 45.061 | 44.980 | 44.967 | 44.950 | 44.950 | 44.434 |
| EXISTING SURFACE | 44.532 | 46.257 | 46.631 | 46.209 | 46.715 | 46.429 | 45.266 | 45.273 | 45.745 | 44.535 | 44.534 |
| CHAINAGE | 0.000 | 5.000 | 6.000 | 10.000 | 14.000 | 15.000 | 19.400 | 20.000 | 20.805 | 25.000 | 45.309 |

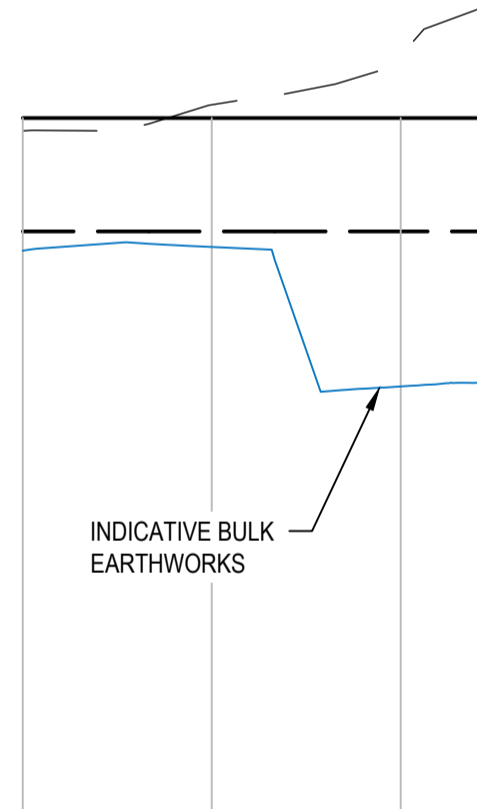
RETAINING WALL - RETW01B

NOTE
REFER STRUCTURAL DRAWINGS FOR ALL DETAILS
RELATING TO RETAINING WALLS



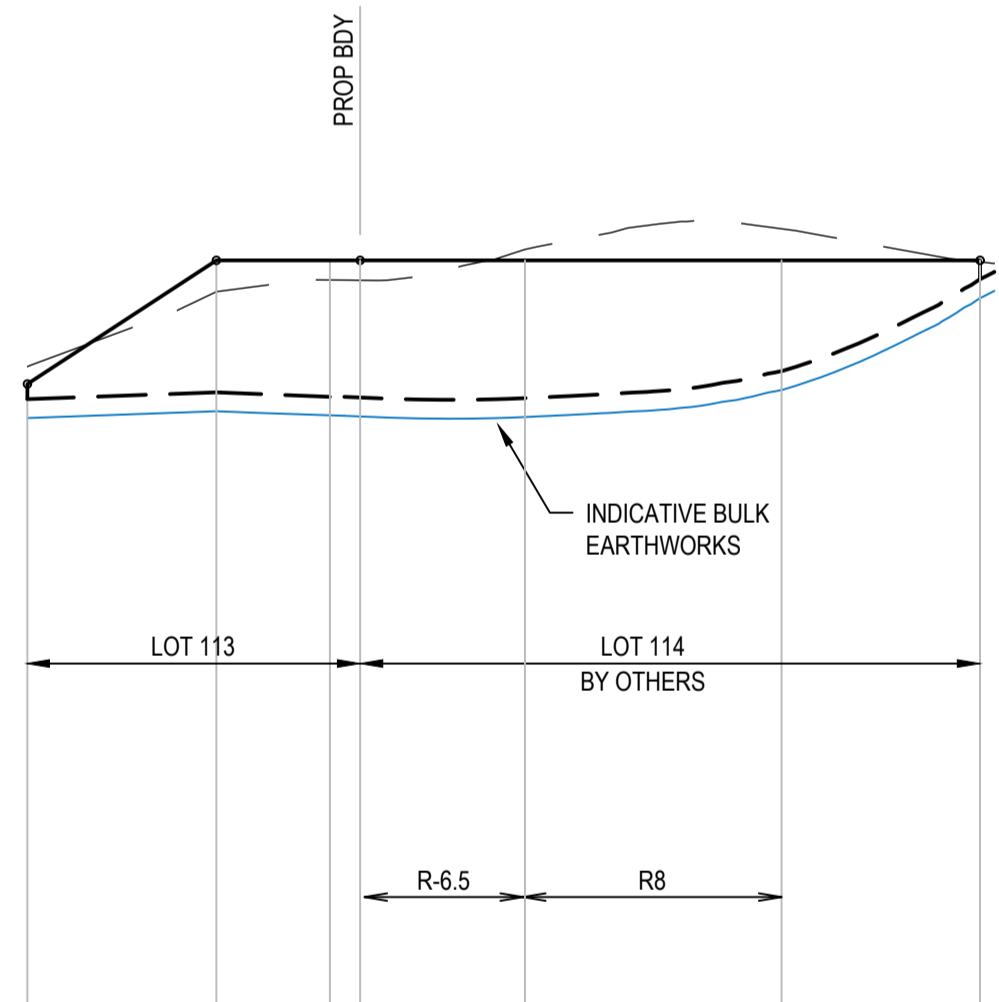
| | | | | | | | | | |
|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| DATUM RL. 29.00 | | | | | | | | | |
| TOP OF WALL | 32.000 | 33.636 | 35.273 | 35.600 | 36.572 | 37.729 | 37.901 | 38.715 | 39.655 |
| BOTTOM OF WALL | 31.800 | 32.824 | 33.865 | 34.073 | 34.890 | 35.921 | 36.101 | 36.914 | 38.002 |
| EXISTING SURFACE | 32.105 | 33.399 | 35.050 | 35.395 | 36.283 | 37.634 | 37.844 | 39.124 | 40.566 |
| CHAINAGE | 0.000 | 5.000 | 10.000 | 11.000 | 15.000 | 20.000 | 20.875 | 25.000 | 30.000 |

RETAINING WALL - RETW02



| | | | |
|------------------|--------|--------|--------|
| DATUM RL. 32.00 | | | |
| TOP OF WALL | 41.250 | 41.250 | 41.250 |
| BOTTOM OF WALL | 39.750 | 39.750 | 39.750 |
| EXISTING SURFACE | 41.080 | 41.413 | 42.074 |
| CHAINAGE | 0.000 | 5.000 | 10.000 |

RETAINING WALL - RETW03



| | | | | | |
|------------------|--------|--------|--------|--------|--------|
| DATUM RL. 20.00 | | | | | |
| TOP OF WALL | 28.285 | 29.920 | 29.920 | 29.920 | 29.920 |
| BOTTOM OF WALL | 28.085 | 25.175 | 28.115 | 28.098 | 28.462 |
| EXISTING SURFACE | 28.515 | 29.505 | 29.657 | 26.686 | 30.342 |
| CHAINAGE | 0.000 | 5.003 | 8.003 | 13.163 | 19.952 |

RETAINING WALL - RETW04

| | | | | |
|--|---------------------|----------------------------|-----|--------------|
| | | | | |
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| REV | DESCRIPTION | DRN | APP | DATE |
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| | |
|---------|---------------|
| SCALES | |
| V 1:100 | 0 1 2 3 4 5m |
| H 1:200 | 0 2 4 6 8 10m |

| |
|-------------------------------------|
| CLIENT |
| KIM CULLEN & NEIL BIDDLE |

| |
|-------------------------|
| DESIGNED G. BROWNING |
| DRAWN G. BROWNING |
| CHECKED G. APPLIN |

| |
|--|
| PROJECT CULLEN-BIDDLE RESIDENCE 12 MURPHY STREET (LOT 113 PTD2094) |
| TITLE RETAINING WALLS LONGITUDINAL SECTION |

| | |
|---|----------------------|
| STATUS FOR APPROVAL | SIZE A1 |
| SCALE (AT FULL SIZE) 1:200H / 1:100V | REVISION B |

| | | | | |
|--|---------------------|---------------|-----|----------|
| | | | | |
| | | | | |
| B | ISSUED FOR APPROVAL | GB | GA | 01/05/24 |
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| | |
|---------|--------------------|
| SCALES | |
| V 1:50 | 0 0.5 1 1.5 2 2.5m |
| H 1:500 | 0 5 10 15 20 25m |

| | |
|--------------------------|--|
| CLIENT | |
| KIM CULLEN & NEIL BIDDLE | |

| | |
|----------|-------------|
| DESIGNED | G. BROWNING |
| DRAWN | G. BROWNING |
| CHECKED | G. APPLIN |

| | | |
|---------|------------------------------------|--|
| PROJECT | CULLEN-BIDDLE RESIDENCE | |
| | 12 MURPHY STREET (LOT 113 PTD2094) | |
| TITLE | STORMWATER LONGITUDINAL SECTIONS | |

| | | |
|----------------------|----------------|---------------|
| STATUS | FOR APPROVAL | |
| SCALE (AT FULL SIZE) | 1:500H / 1:50V | SIZE A1 |
| DRAWING NUMBER | 24003-C012 | REVISION B |

| | | | | | | |
|---------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| PIPE SIZE (mm) | 300 | 375 | 450 | 450 | 450 | 450 |
| PIPE TYPE (CLASS) | PP (SN8) | PP (SN8) | PP (SN8) | PP (SN8) | PP (SN8) | PP (SN8) |
| PIPE GRADE (%) | 6.00% | 4.79% | 0.50% | 13.73% | 20.06% | 2.40% |
| PIPE SLOPE (1 in X) | 16.7 | 20.9 | 199.9 | 7.3 | 5.0 | 41.7 |
| PIPE FLOW (cumecs) | 0.069 | 0.167 | 0.410 | 0.410 | 0.410 | 0.410 |
| CAPACITY FLOW (cumecs) | 0.257 | 0.416 | 0.219 | 1.145 | 1.384 | 0.478 |
| FULL PIPE VELOCITY (m/s) | 0.98 | 1.51 | 2.58 | 2.58 | 2.58 | 2.58 |
| NORMAL DEPTH VELOCITY (m/s) | 3.08 | 3.56 | 2.58 | 6.60 | 7.58 | 3.38 |
| DATUM RL | 19.00 | | | | | |
| HYDRAULIC GRADE LINE (10YR ARI) | 28.084 | 27.987 | | 26.617 | 21.290 | 20.930 |
| DEPTH TO INVERT | 0.976 | 1.067 | 1.315 | 1.223 | 1.007 | 0.750 |
| INVERT LEVEL OF DRAIN | 27.782 | 27.683 | 26.390 | 26.115 | 20.888 | 20.580 |
| DESIGN SURFACE LEVEL | 28.759 | 28.652 | 27.705 | 27.358 | 21.880 | 21.530 |
| SETOUT COORDINATES | 336063.900E 8177270.917N | 336064.900E 8177269.554N | 336077.259E 8177251.639N | 336091.617E 8177228.722N | 336099.433E 8177202.175N | 336102.488E 8177197.357N |
| PIPE LENGTH | 1.650 | 21.764 | 26.987 | 11.106 | 18.433 | 5.842 |

DRAINAGE LINE
HOR 1:500 / VERT 1:50

A

| | |
|-----|--|
| 1/B | MODIFIED GRATED INLET PIT 600 x 600 REFER DRG 24003-C018 |
| 6/A | 900 x 600 GRATED INLET PIT REFER DRG 24003-C018 FOR DETAILS |

B

| | |
|-----|--|
| 1/C | MODIFIED GRATED INLET PIT 600 x 600 REFER DRG 24003-C018 |
| 5/A | 900 x 600 GRATED INLET PIT REFER DRG 24003-C018 FOR DETAILS |

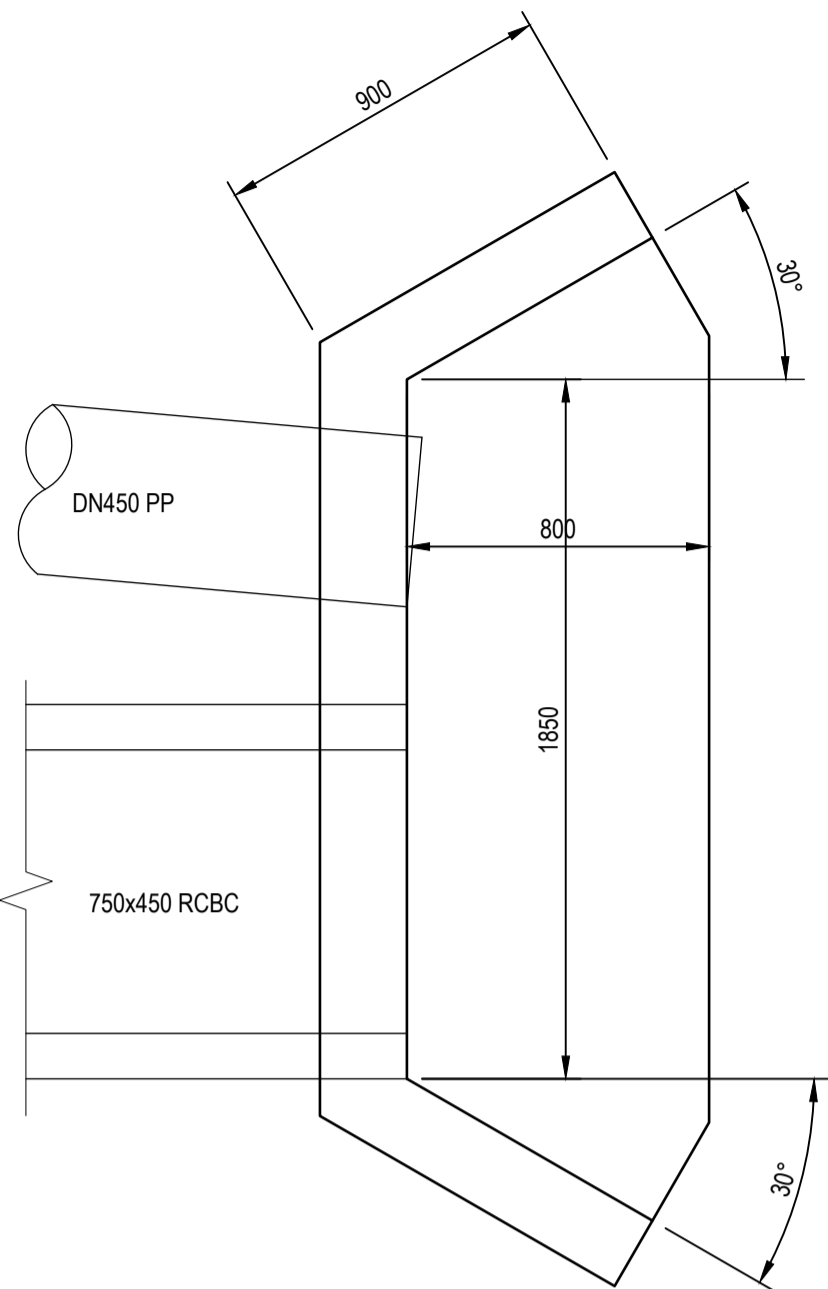
C

| | |
|-----|--|
| 1/D | 900 x 600 FIELD INLET PIT BY OTHERS (LOT 114) |
| 5/A | 900 x 600 GRATED INLET PIT REFER DRG 24003-C018 FOR DETAILS |

D

| | |
|-----|---|
| 2/F | CAST IN SITU HEADWALL REFER FNRQRC STD DRG S 085 (WINGWALL 'W1 & W2 = 0.9m) |
| 1/F | CAST IN SITU HEADWALL REFER FNRQRC STD DRG S 085 AND THIS DRG FOR DETAILS (WINGWALL 'W1 & W2 = 0.9m) |

F

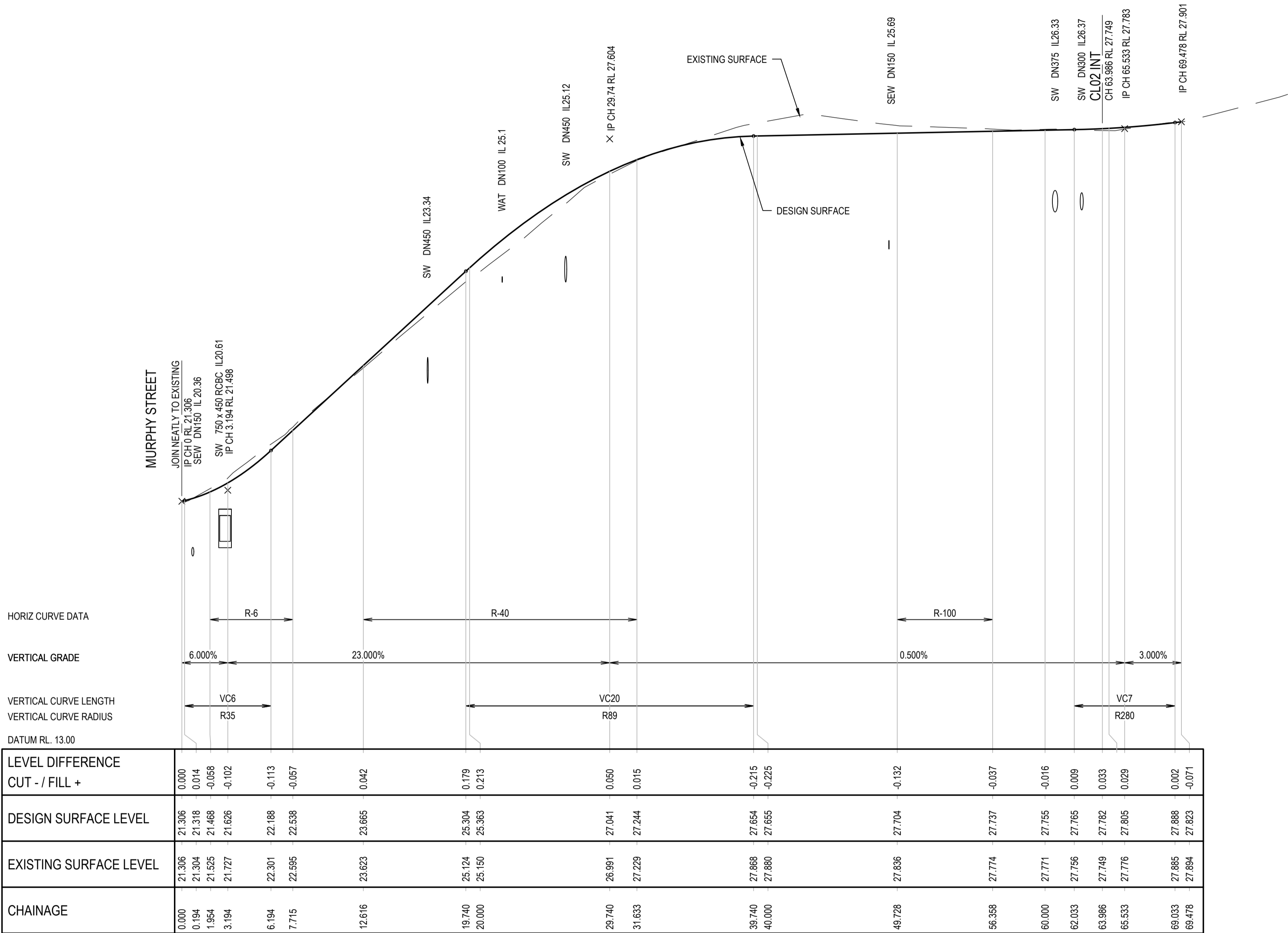


FOR FURTHER DETAILS, REFER
FNRQRC STD DRG S 085
CULVERT HEADWALL 1/F
SCALE 1:20

NOTES

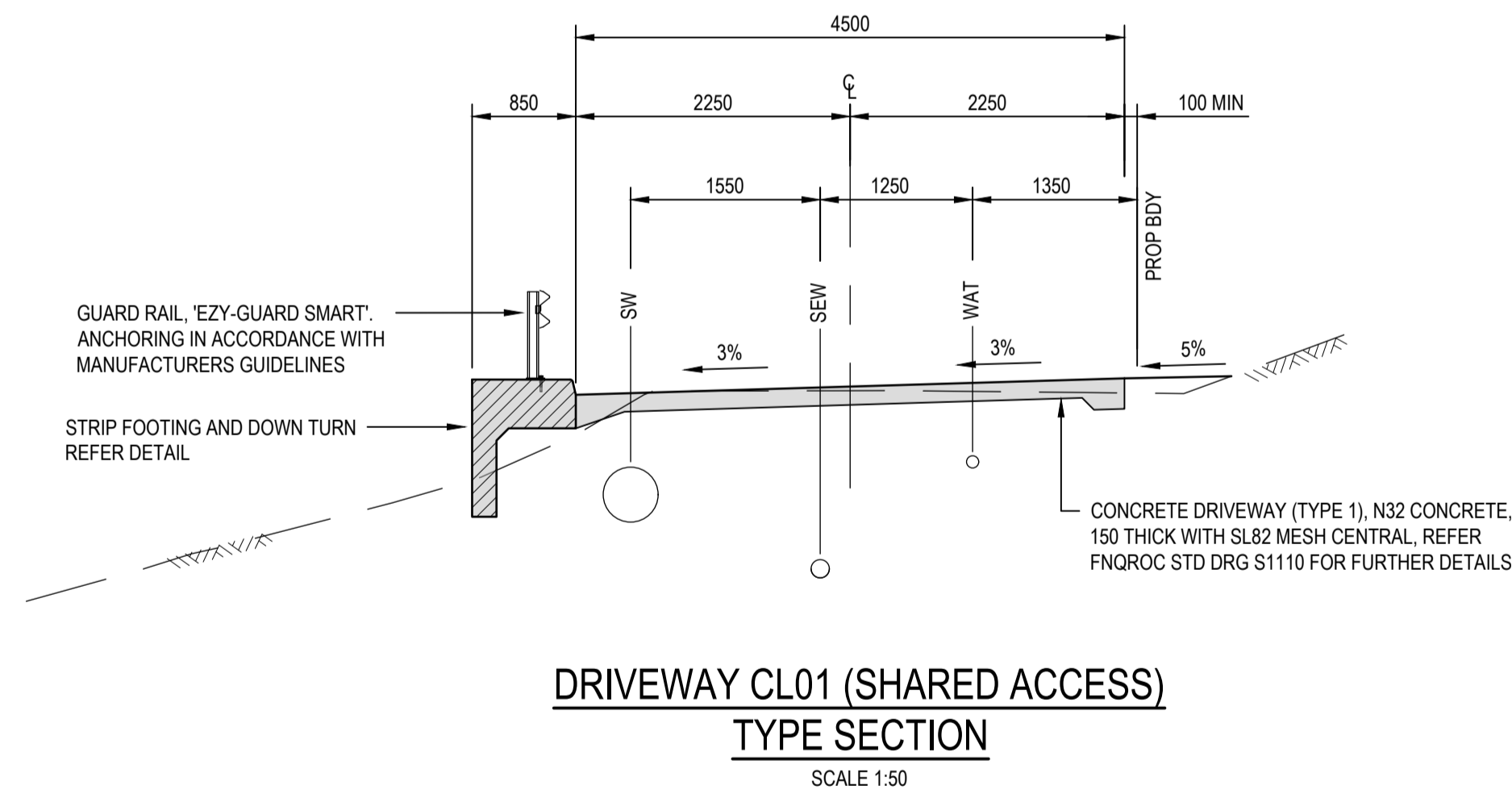
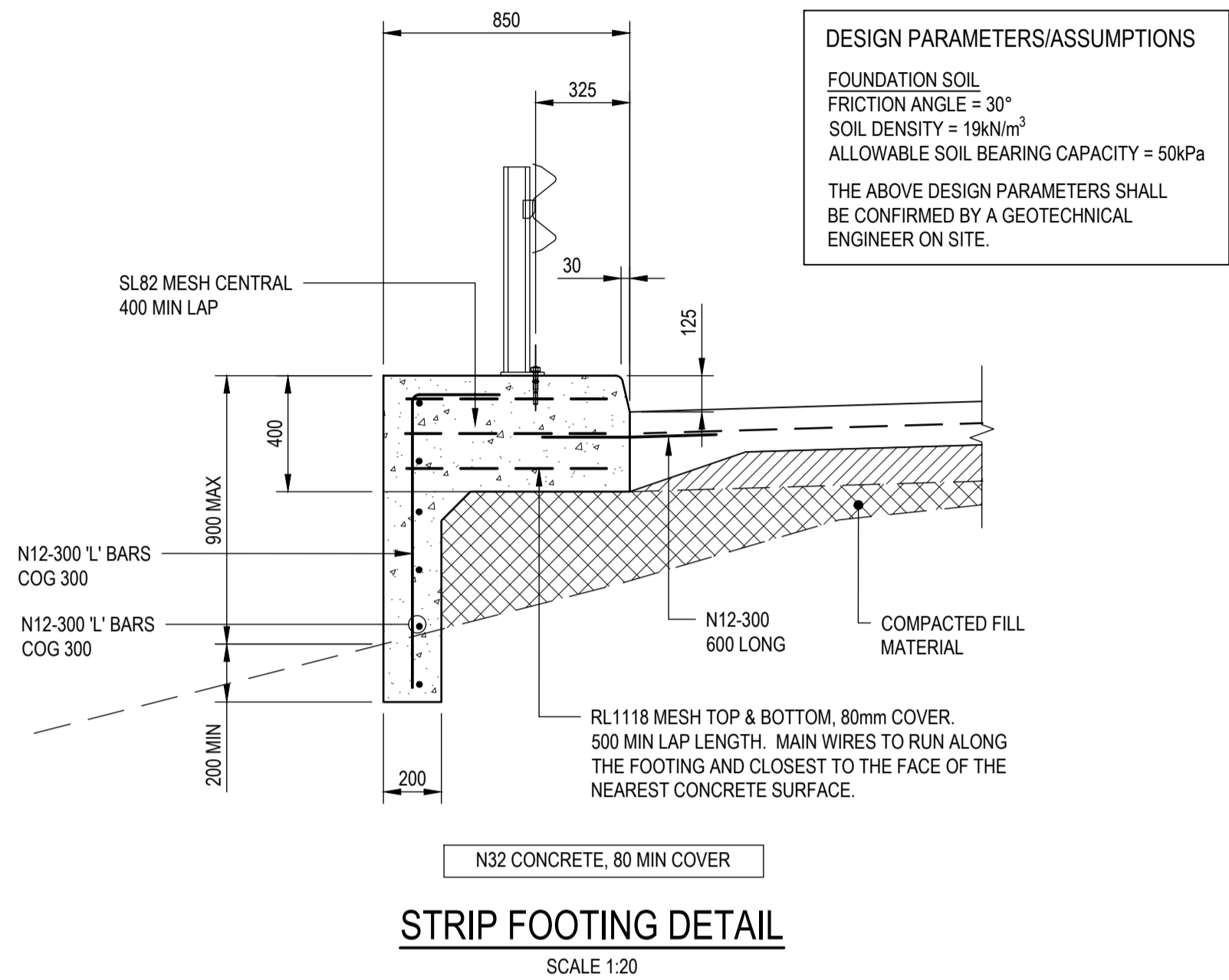
1. REFER DRG 24003-C002 FOR STANDARD NOTES.





LONGITUDINAL SECTION - DRIVEWAY CL01

HORZ 1:200 / VERT 1:50



NOTES

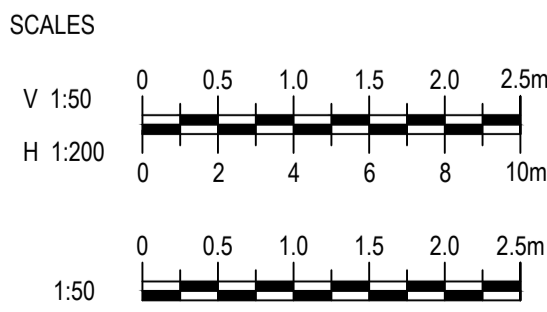
- REFER DRG 24003-C002 FOR STANDARD NOTES.
- REFER DRG 24003-C015 FOR DRIVEWAY CROSS SECTIONS.



| | | | | |
|--|---------------------|---------------|-----|----------|
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| | | G. APPLIN | | 6073 |

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KIM CULLEN & NEIL BIDDLE

DESIGNED
G. BROWNING

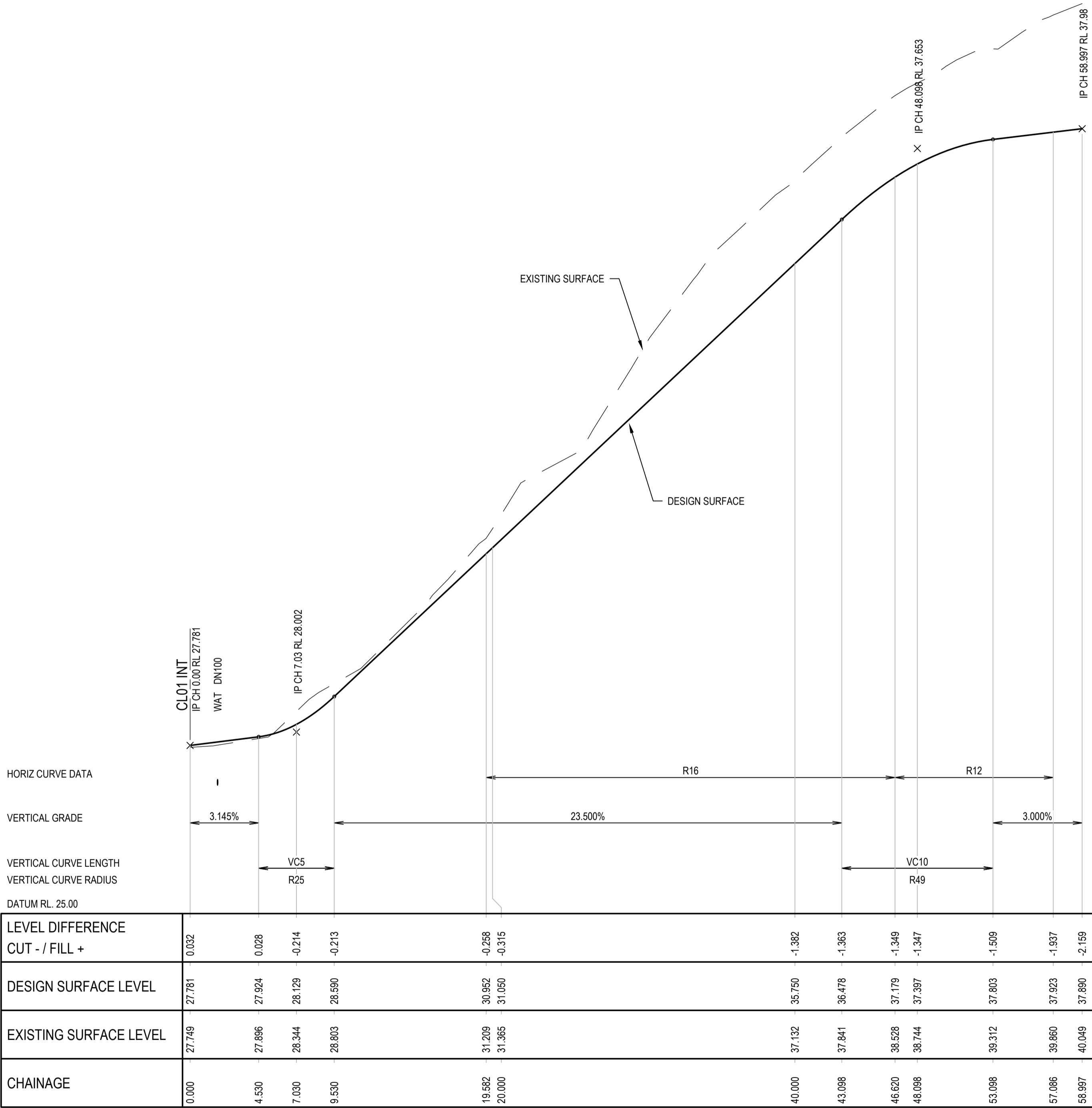
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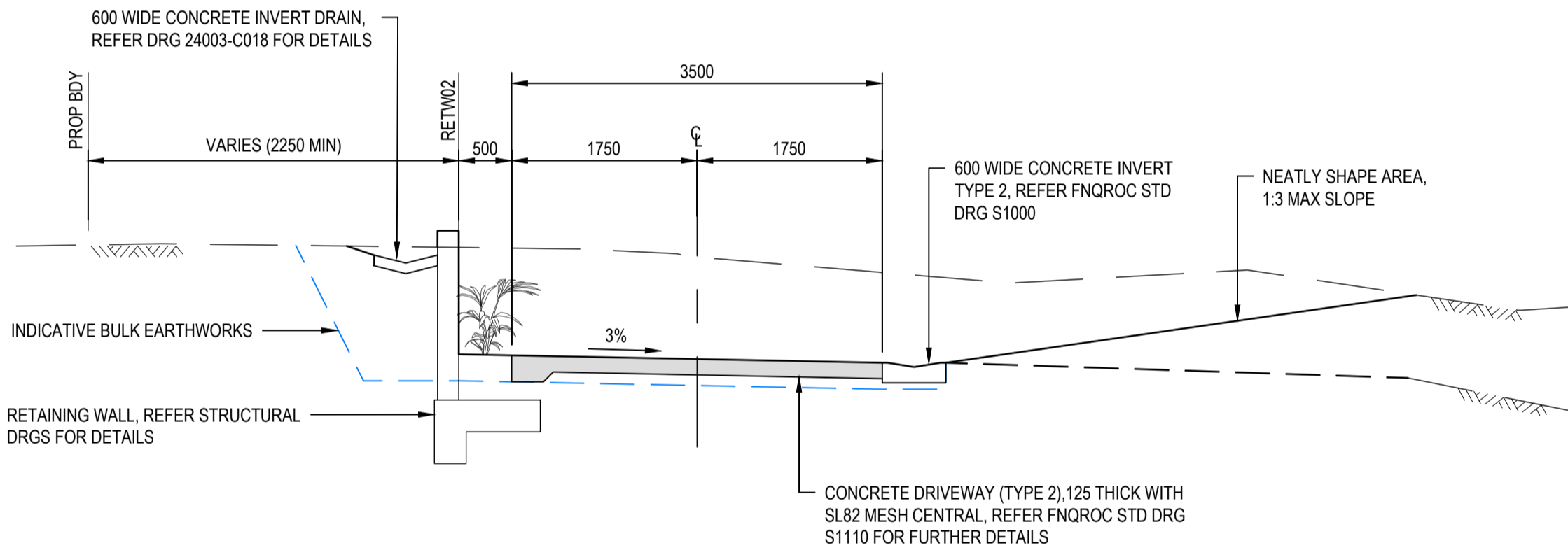
PROJECT
CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)

TITLE
DRIVEWAY CL01 - LONGITUDINAL AND TYPE SECTION

| | |
|-------------------------------------|----------------------|
| STATUS FOR APPROVAL | |
| SCALE (AT FULL SIZE) AS SHOWN | SIZE A1 |
| DRAWING NUMBER 24003-C013 | REVISION B |



LONGITUDINAL SECTION - DRIVEWAY CL02
HORZ 1:200 / VERT 1:50



DRIVEWAY CL02 (LOT113)
TYPE SECTION
SCALE 1:50

NOTES

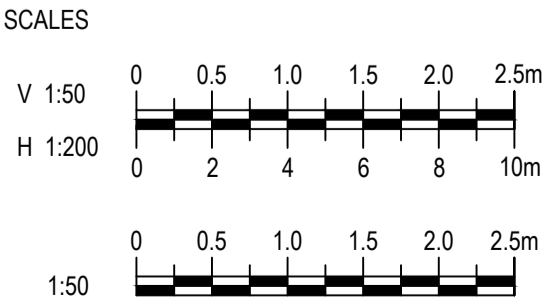
- REFER DRG 24003-C002 FOR STANDARD NOTES.
- REFER DRG 24003-C016 FOR DRIVEWAY CROSS SECTIONS.



| | | | | |
|--|---------------------|---------------|-----|----------|
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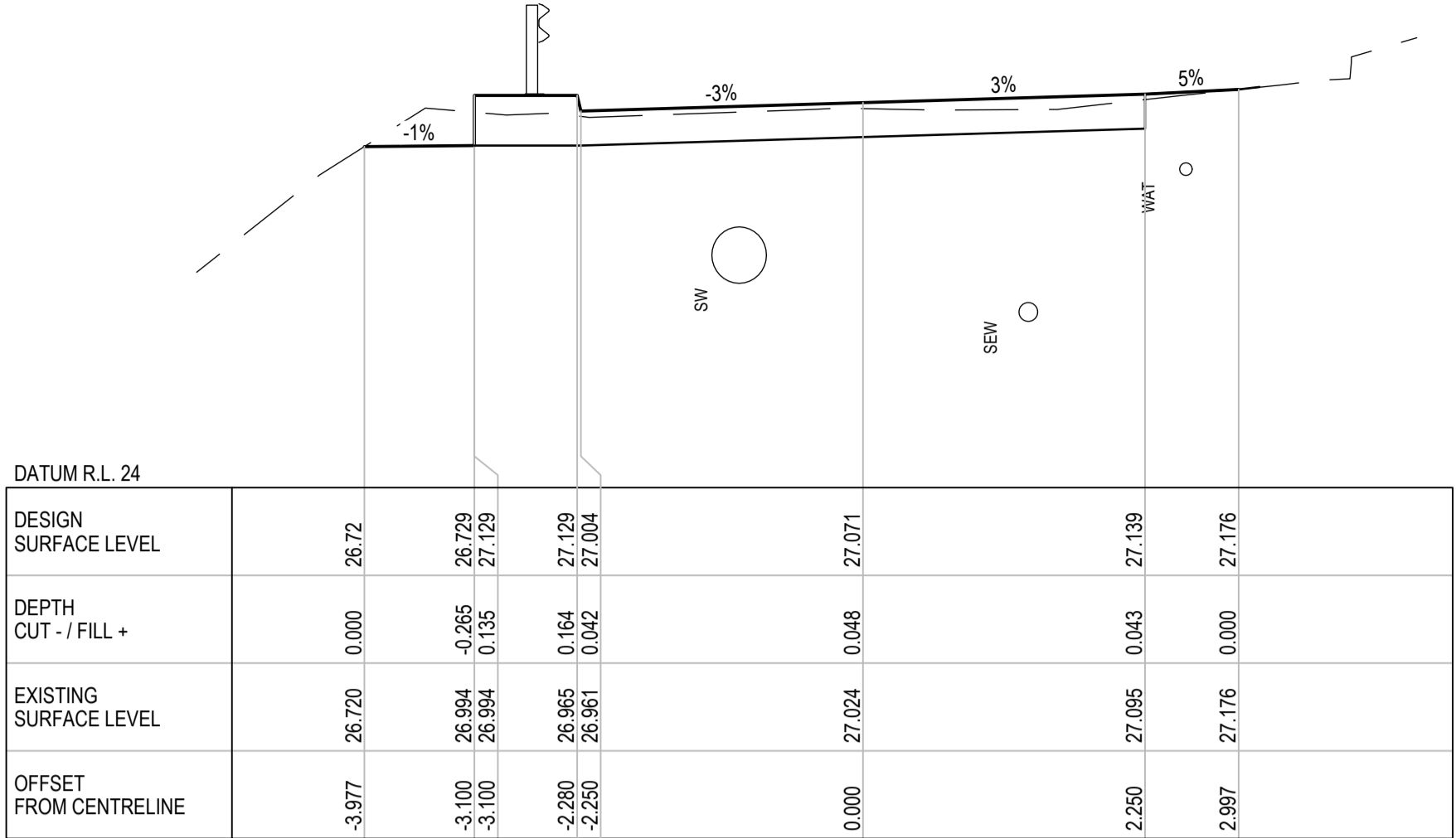
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CHECKED
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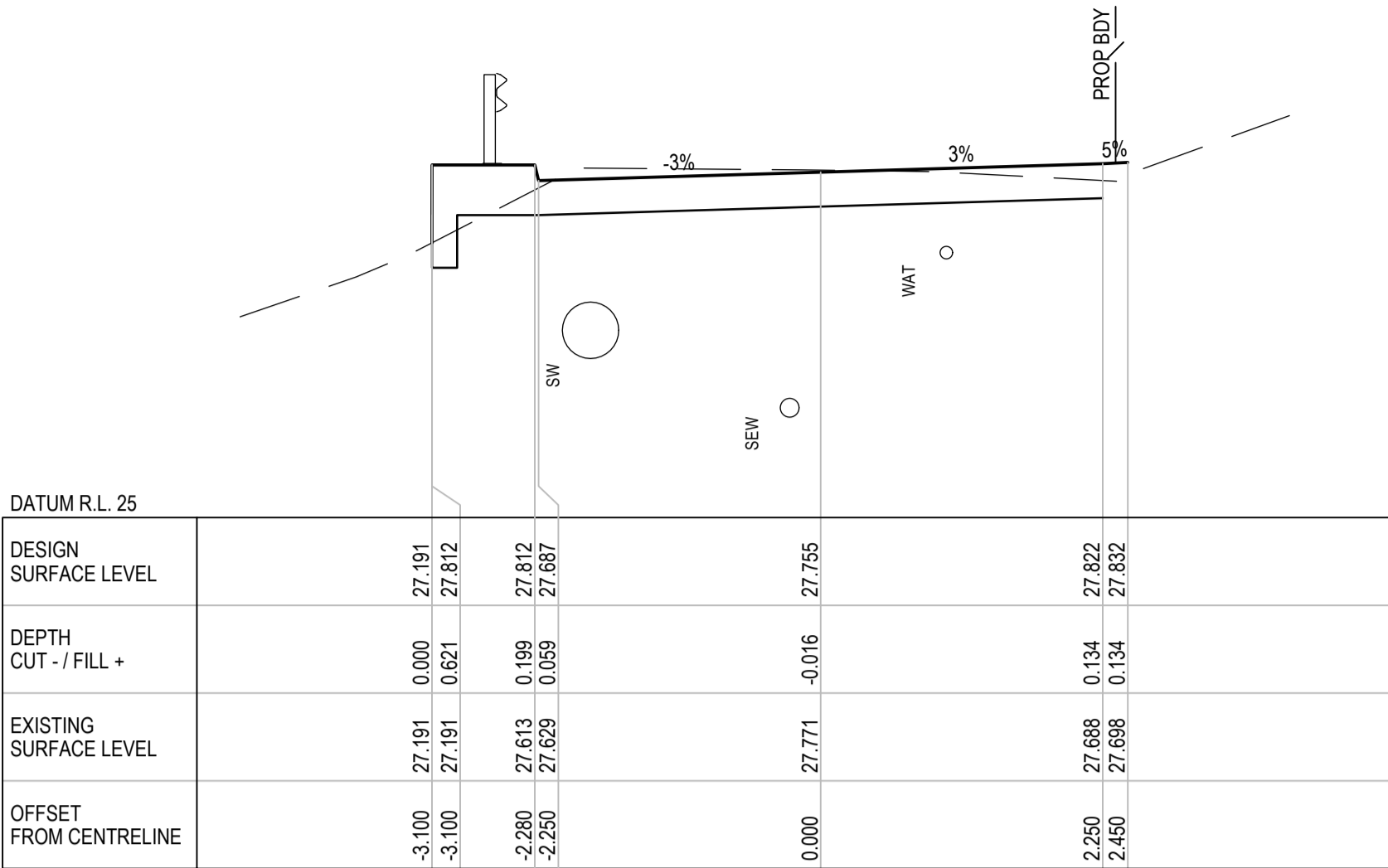
PROJECT
CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)

TITLE
DRIVEWAY CL02 - LONGITUDINAL AND TYPE SECTION

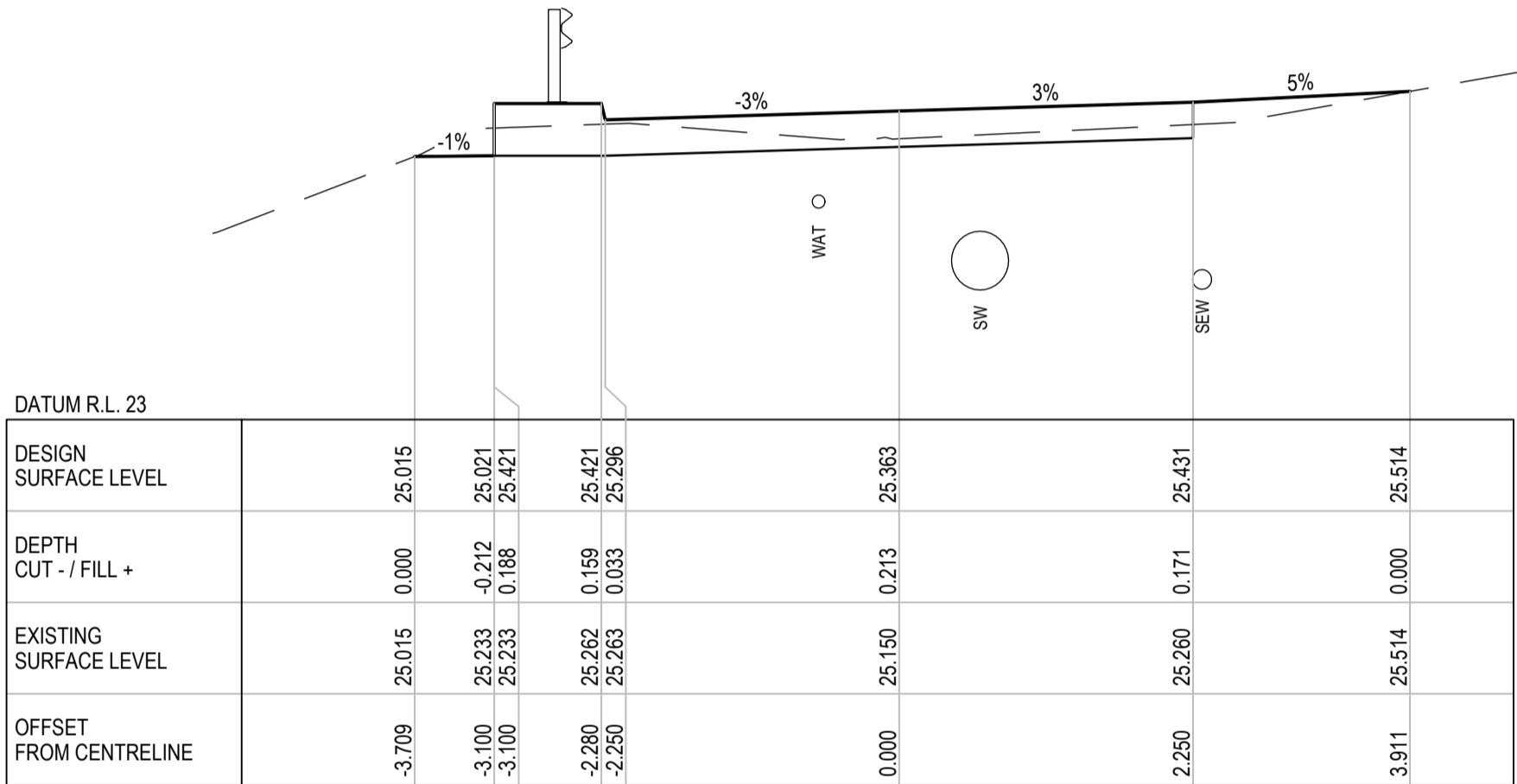
| | |
|----------------------------------|---------------|
| STATUS FOR APPROVAL | |
| SCALE (AT FULL SIZE) AS SHOWN | SIZE A1 |
| DRAWING NUMBER 24003-C014 | REVISION B |



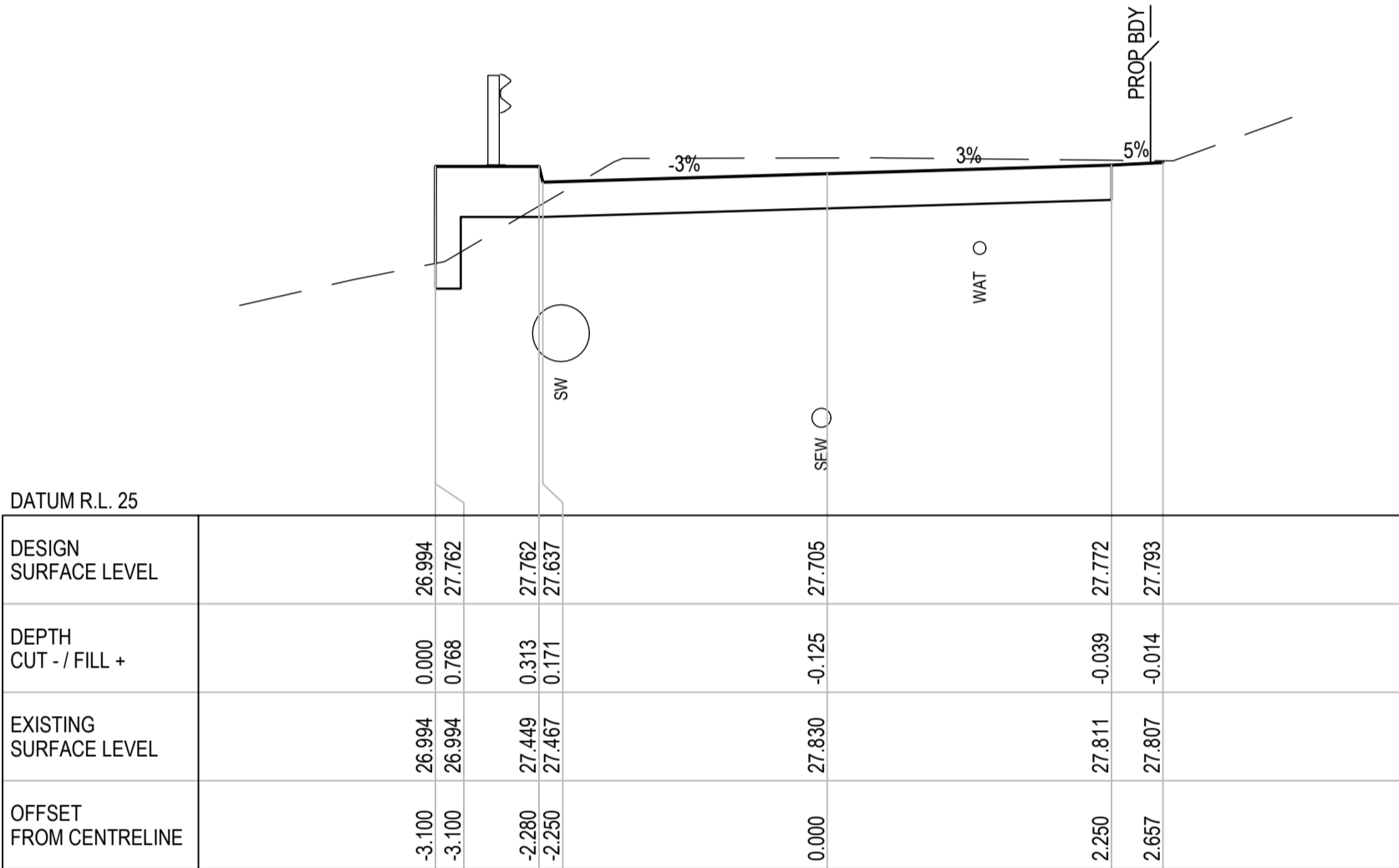
CH 30



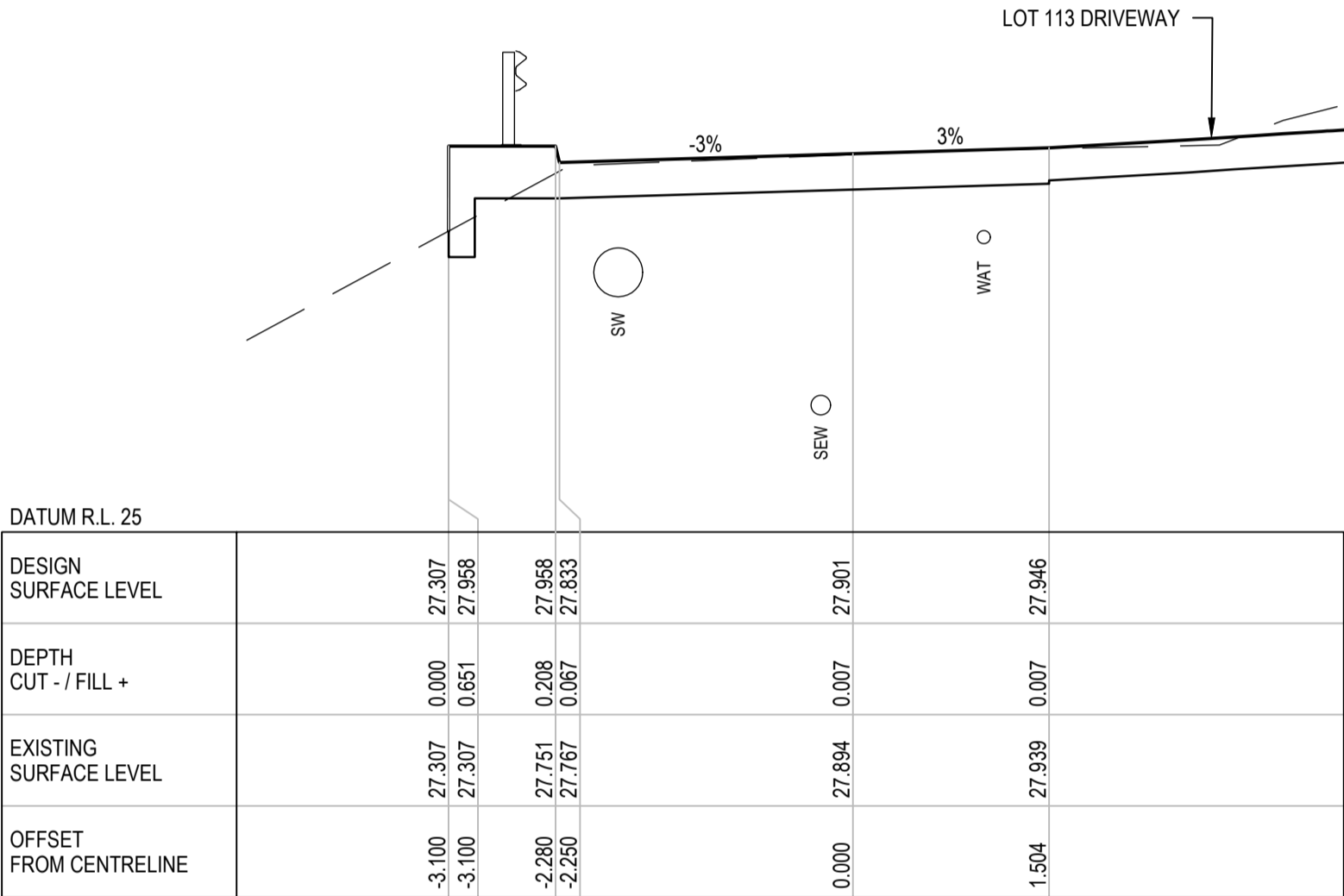
CH 60



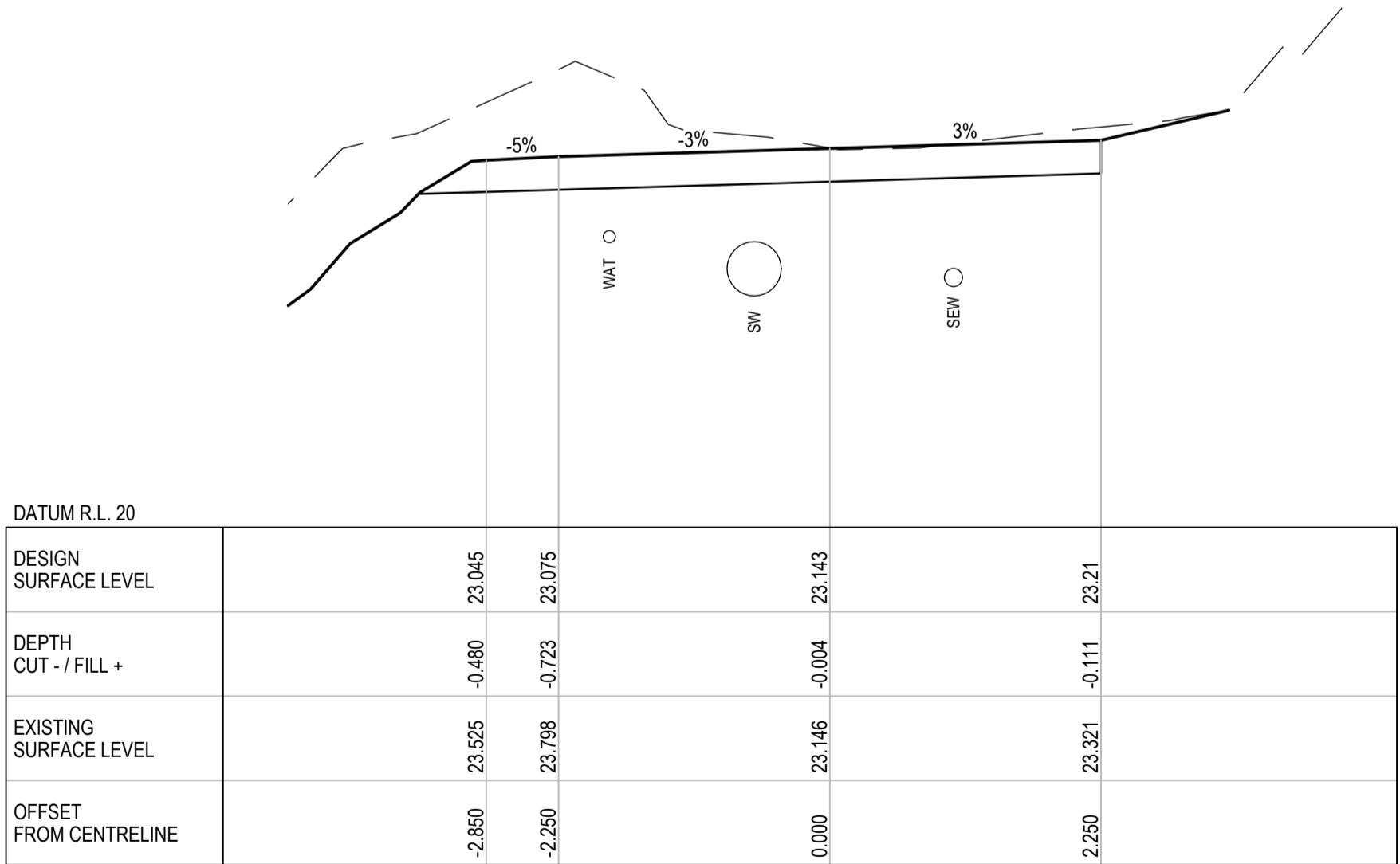
CH 20



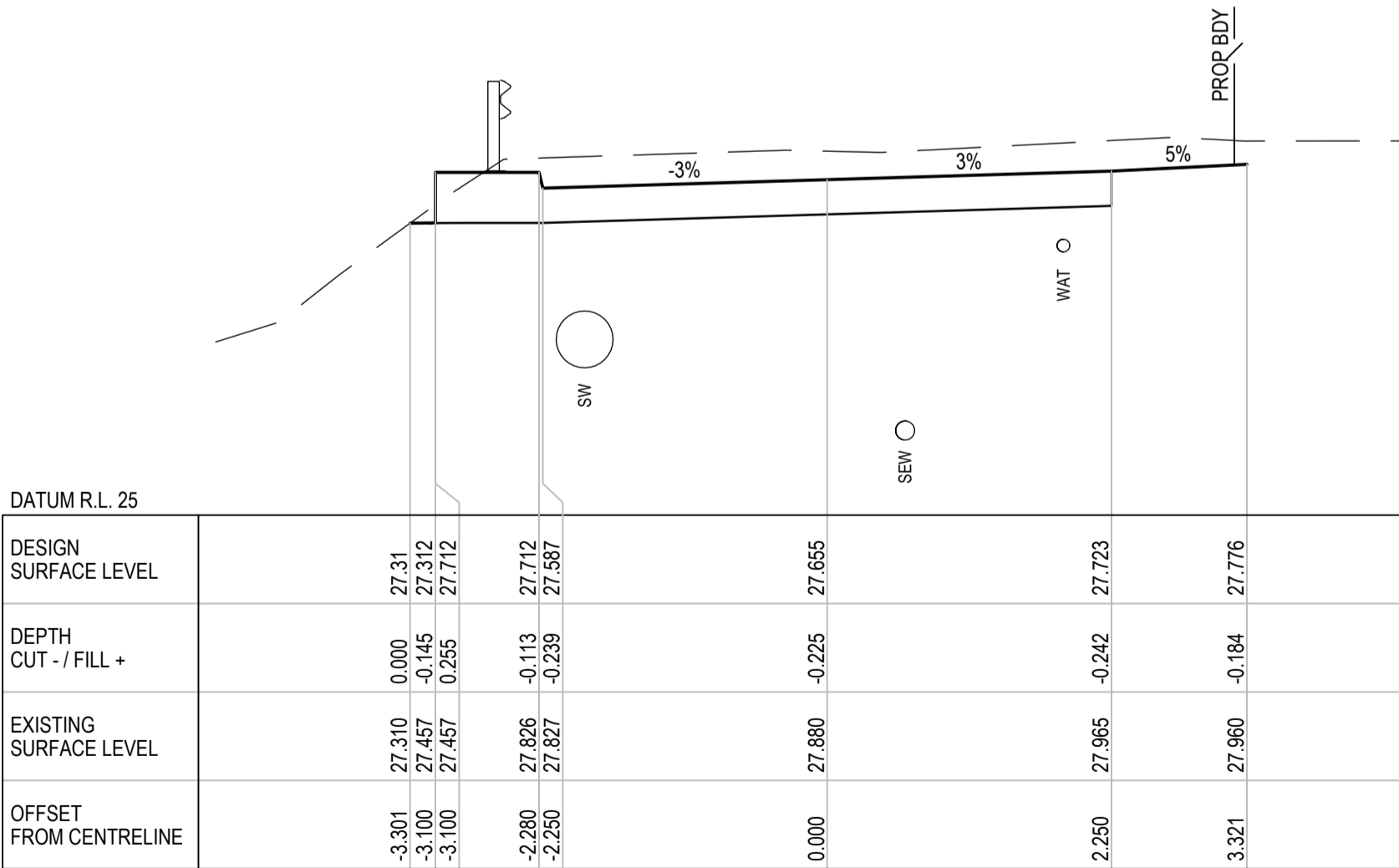
CH 50



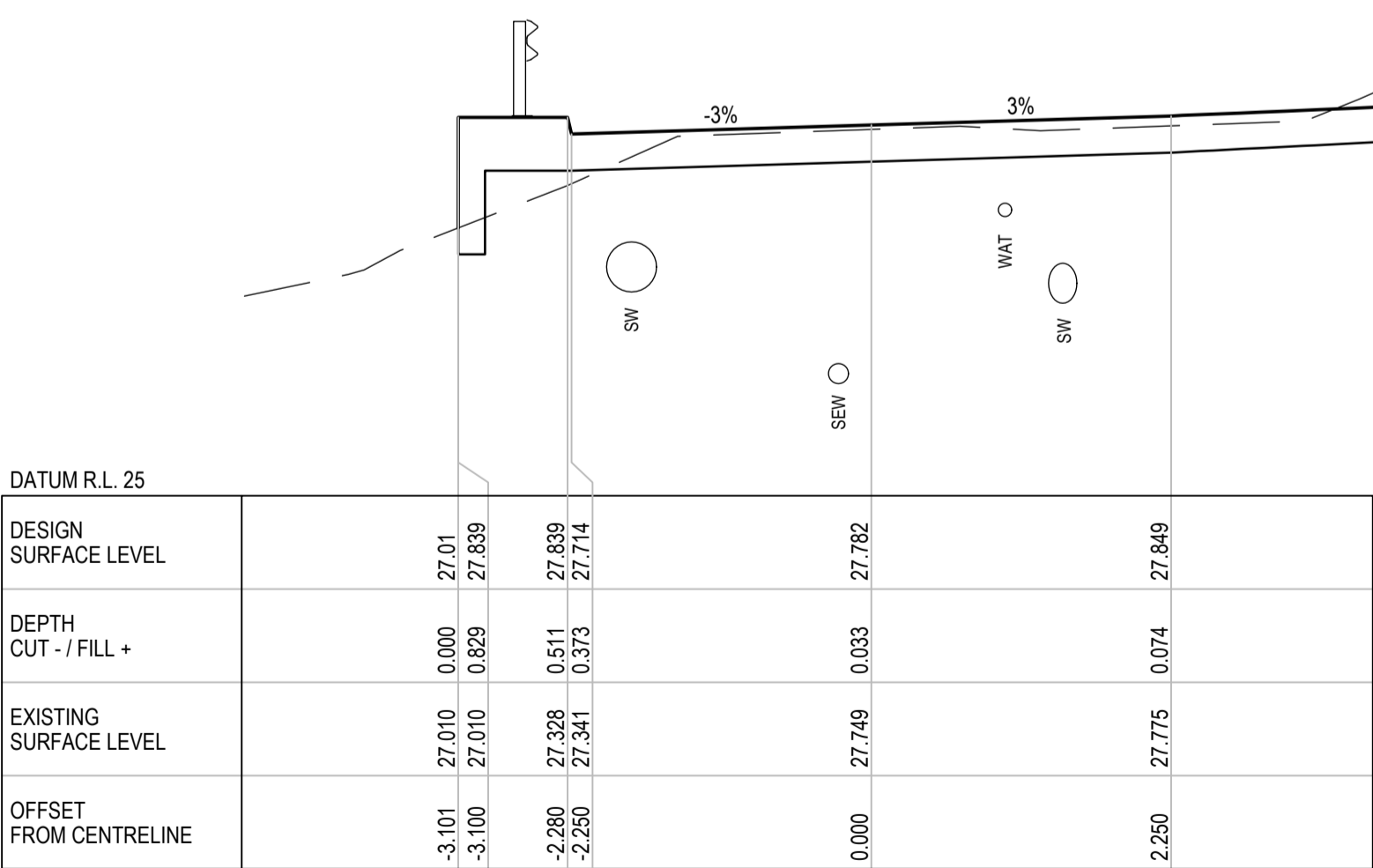
CH 69.478



CH 10.344



CH 40

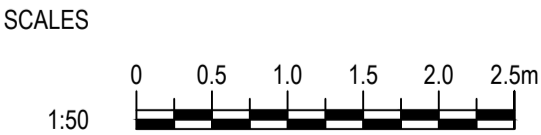


CH 63.986

| | | | | |
|--|---------------------|---------------|-----|----------|
| | | | | |
| | | | | |
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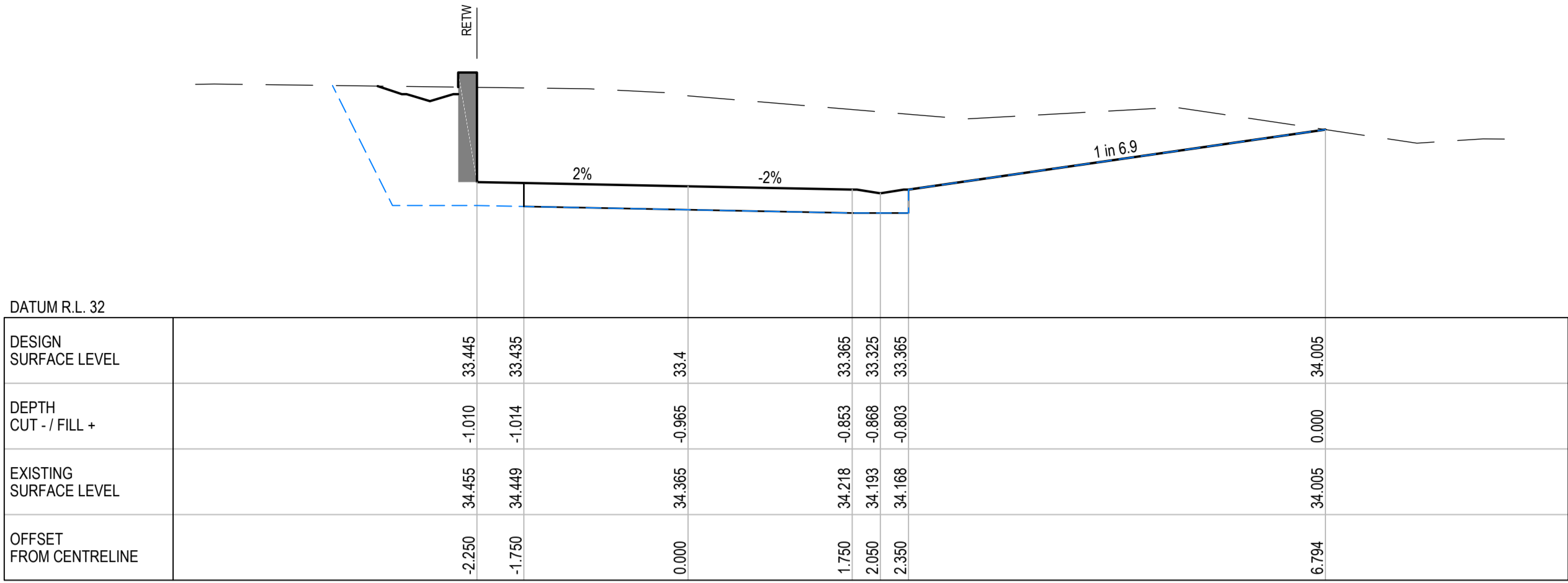


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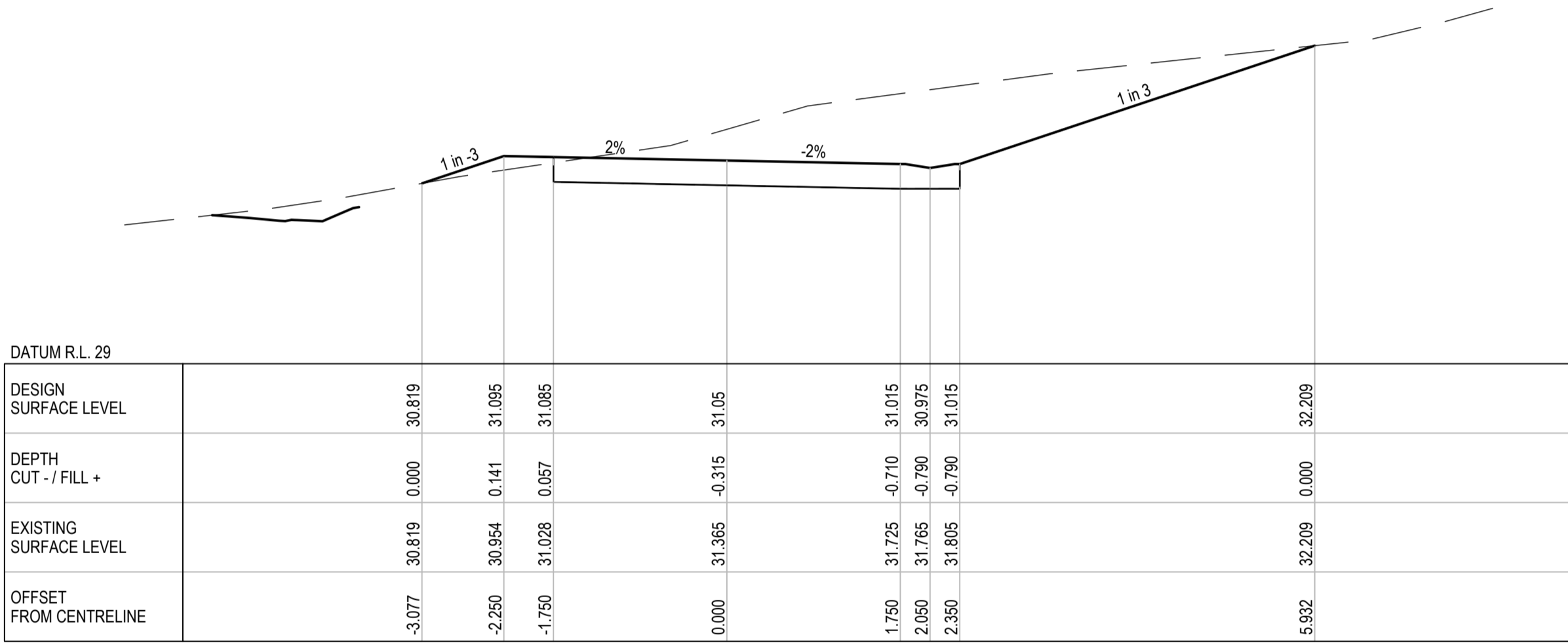
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| DRAWN | G. BROWNING |
| CHECKED | G. APPLIN |

CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)
DRIVEWAY CL01 - CROSS SECTIONS

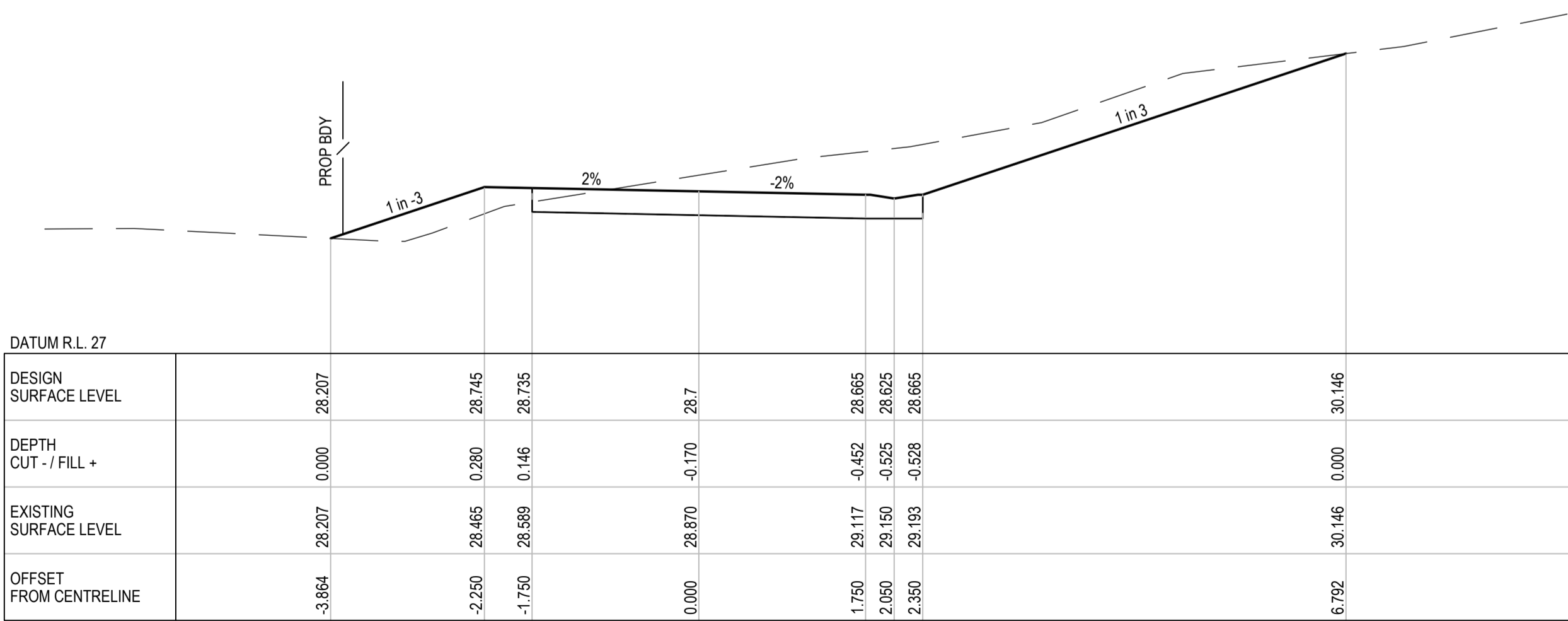
| | |
|------------------------------|---------------|
| STATUS FOR APPROVAL | |
| SCALE (AT FULL SIZE) 1:50 | SIZE A1 |
| DRAWING NUMBER 24003-C015 | REVISION B |



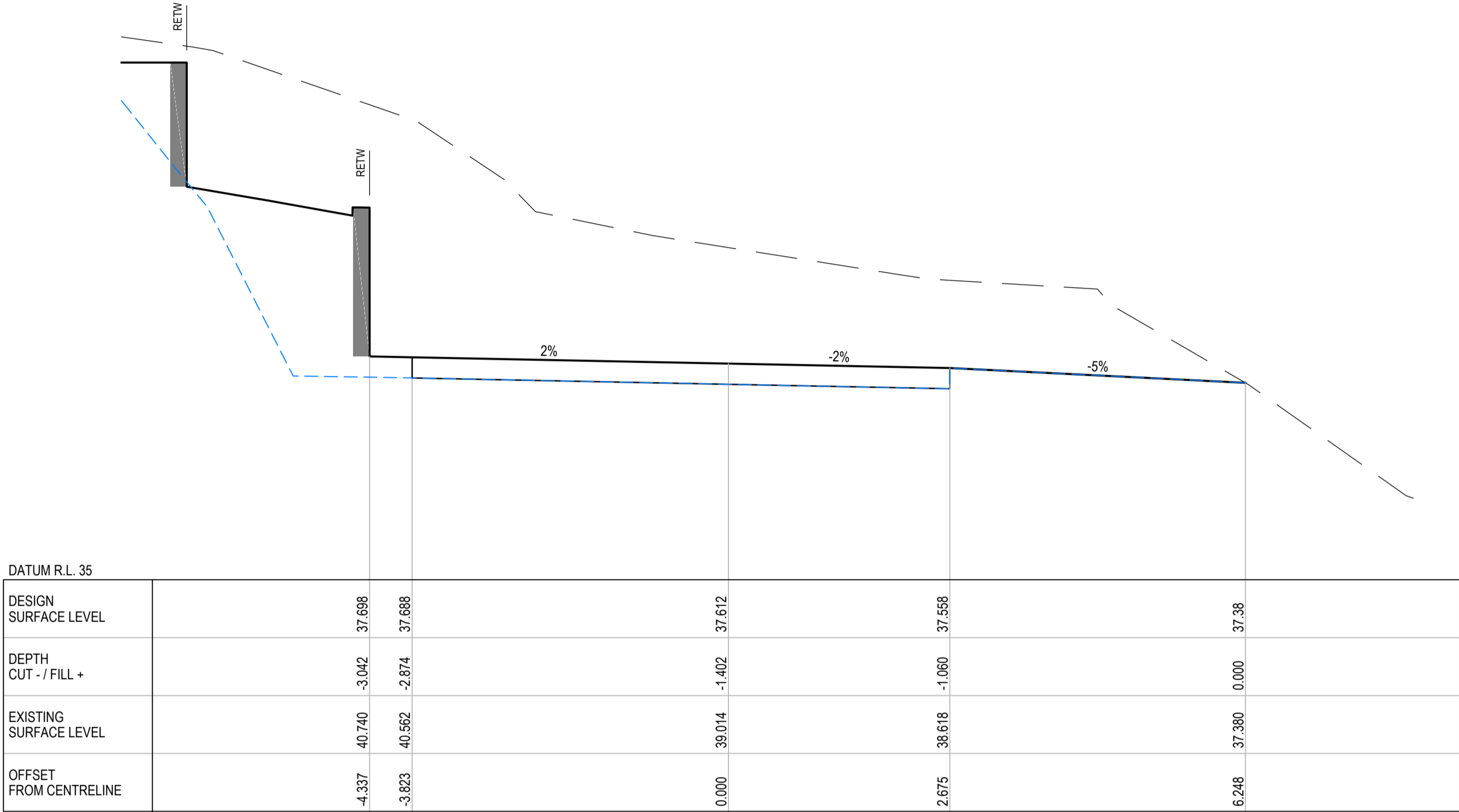
CH 30



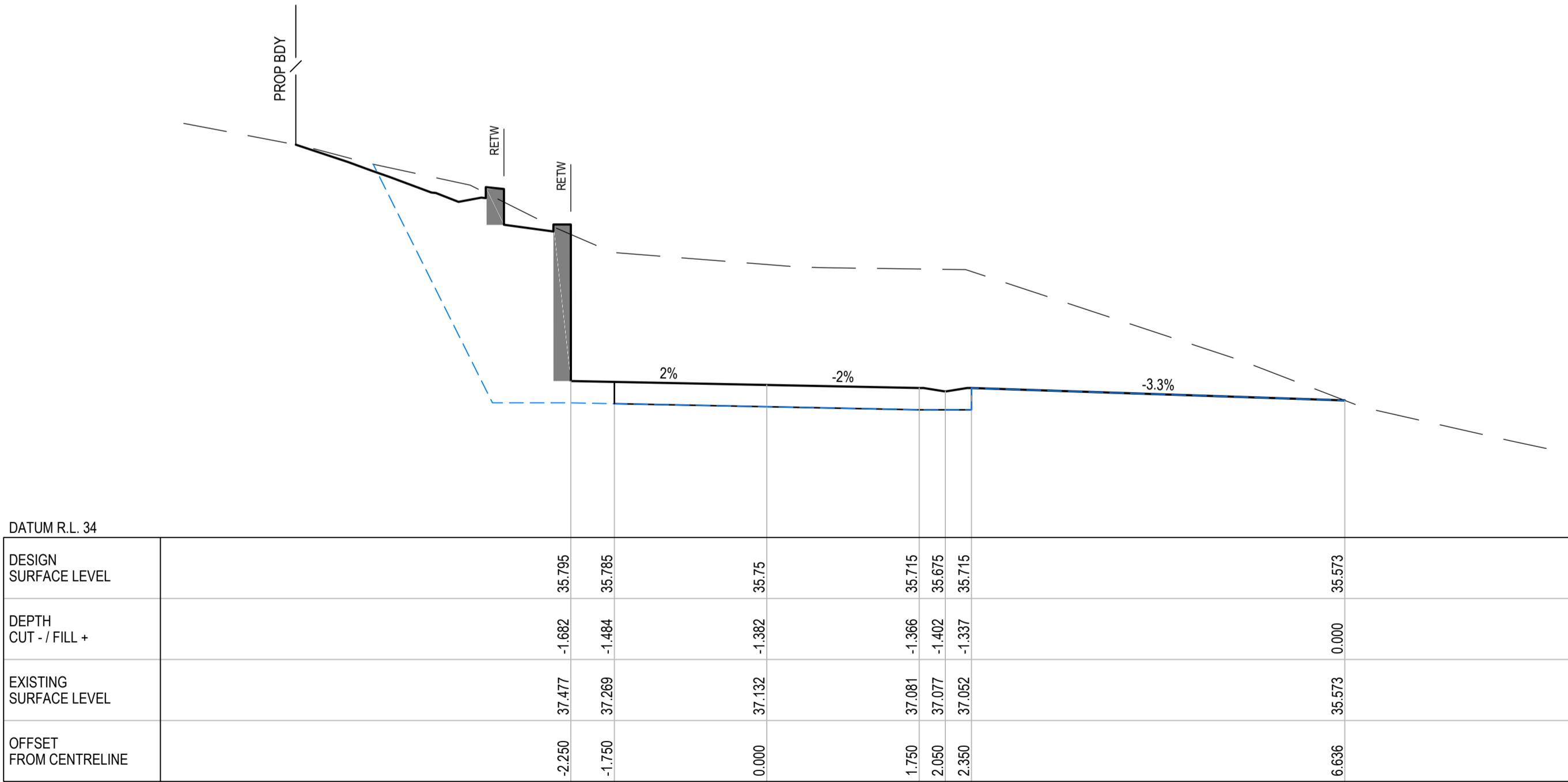
CH 20



CH 10



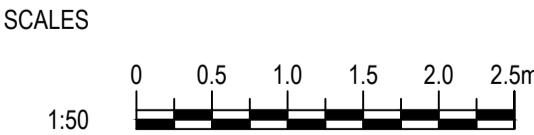
CH 50



CH 40

| | | | | |
|--|---------------------|---------------|-----|----------|
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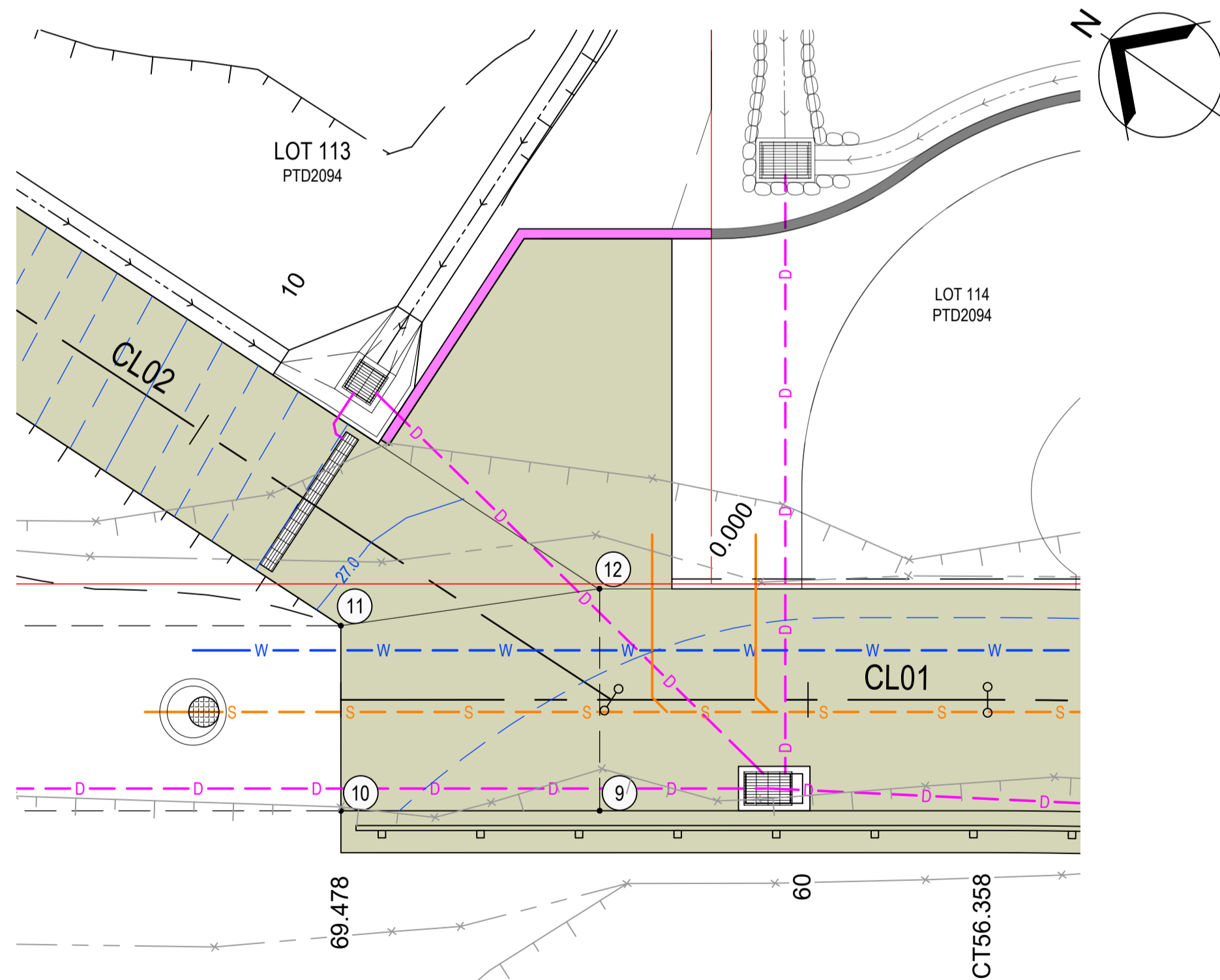
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CHECKED
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PROJECT
CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)
TITLE
DRIVEWAY CL02 - CROSS SECTIONS

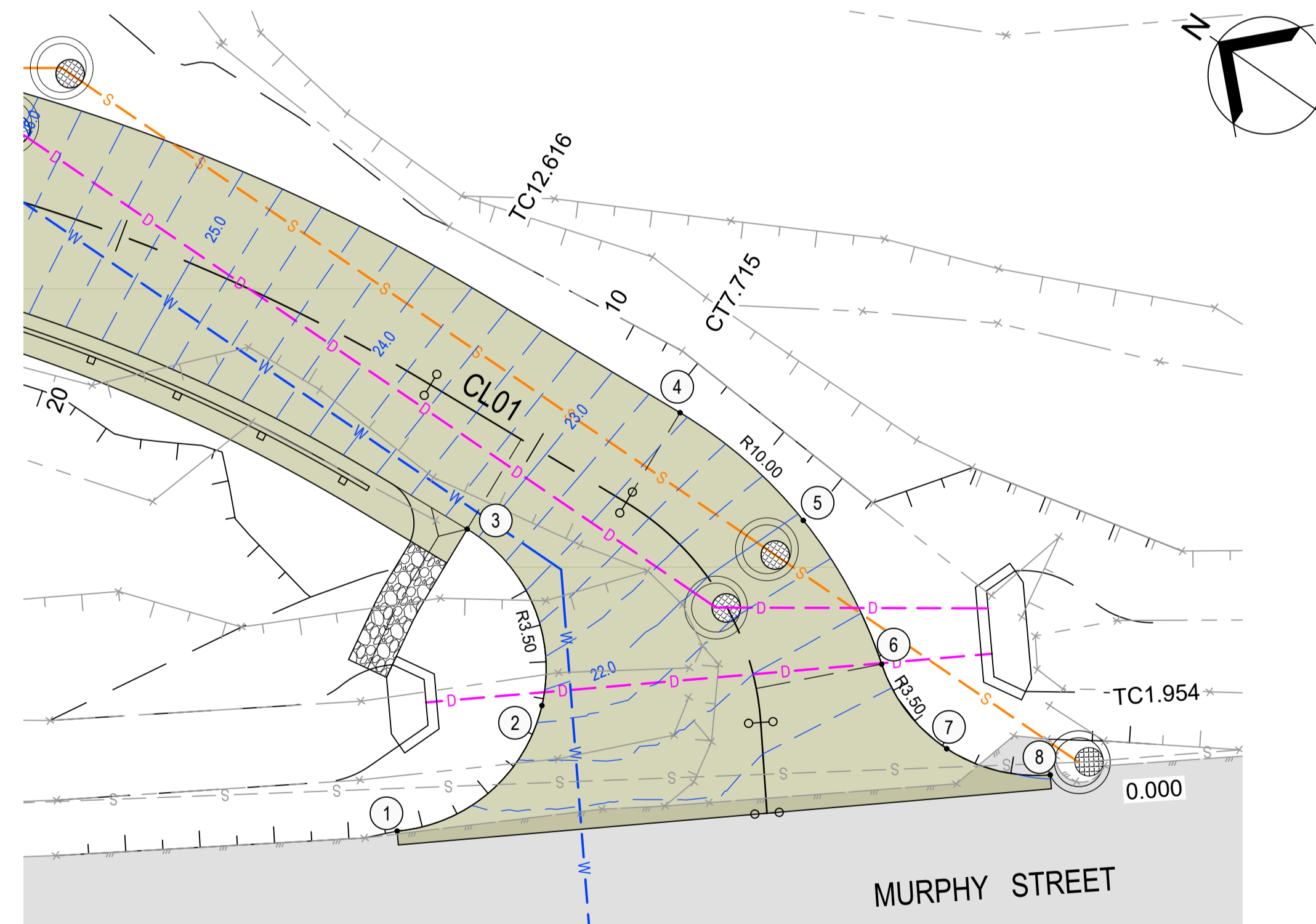
STATUS
FOR APPROVAL
SCALE (AT FULL SIZE)
1:50
DRAWING NUMBER
24003-C016

SIZE
A1
REVISION
B

SCALE 1:100



SCALE 1:100



SCALE 1:100

| SETOUT POINTS | | | |
|---------------|------------|-------------|--------|
| POINT | EASTING | NORTHING | |
| 1 | 336091.343 | 8177205.088 | 21.347 |
| 2 | 336095.328 | 8177204.059 | 21.903 |
| 3 | 336097.536 | 8177207.532 | 23.075 |
| 4 | 336102.191 | 8177205.188 | 22.638 |
| 5 | 336101.789 | 8177201.695 | 21.969 |
| 6 | 336100.203 | 8177198.557 | 21.457 |
| 7 | 336099.502 | 8177196.375 | 21.264 |
| 8 | 336100.301 | 8177194.227 | 21.213 |
| 9 | 336074.906 | 8177254.258 | 27.717 |
| 10 | 336071.925 | 8177258.579 | 27.834 |
| 11 | 336075.014 | 8177260.710 | 27.946 |
| 12 | 336078.610 | 8177256.819 | 27.852 |
| 13 | 336088.228 | 8177292.553 | 36.089 |
| 14 | 336092.008 | 8177293.469 | 36.880 |
| 15 | 336095.807 | 8177294.122 | 37.431 |
| 16 | 336099.651 | 8177293.827 | 37.758 |
| 17 | 336103.417 | 8177293.558 | 37.913 |
| 18 | 336107.164 | 8177294.029 | 38.000 |
| 19 | 336101.098 | 8177282.790 | 37.978 |
| 20 | 336100.121 | 8177284.162 | 37.903 |
| 21 | 336097.496 | 8177287.063 | 37.702 |
| 22 | 336092.934 | 8177289.178 | 36.990 |
| 23 | 336088.030 | 8177288.863 | 35.738 |

A diagram showing a rectangular block resting on a horizontal surface. The surface is represented by two parallel horizontal lines. Two small squares are positioned on the surface, one on the left and one on the right, representing support points or contact points. The rectangular block is positioned above the surface, centered between the two support points.

GUARD RAIL BARRIER

SETOUT POINT

EXISTING WATER MAIN

NEW SEWER MAIN

NEW WATER MAIN

1. REFER DRG 24003-C002 FOR STANDARD NOTES AND LEGENDS.
2. SETOUT POINTS ARE TO EDGE OF CONCRETE.

| | | | | |
|--|---------------------|---------------|------|----------|
| | | | | |
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1:100

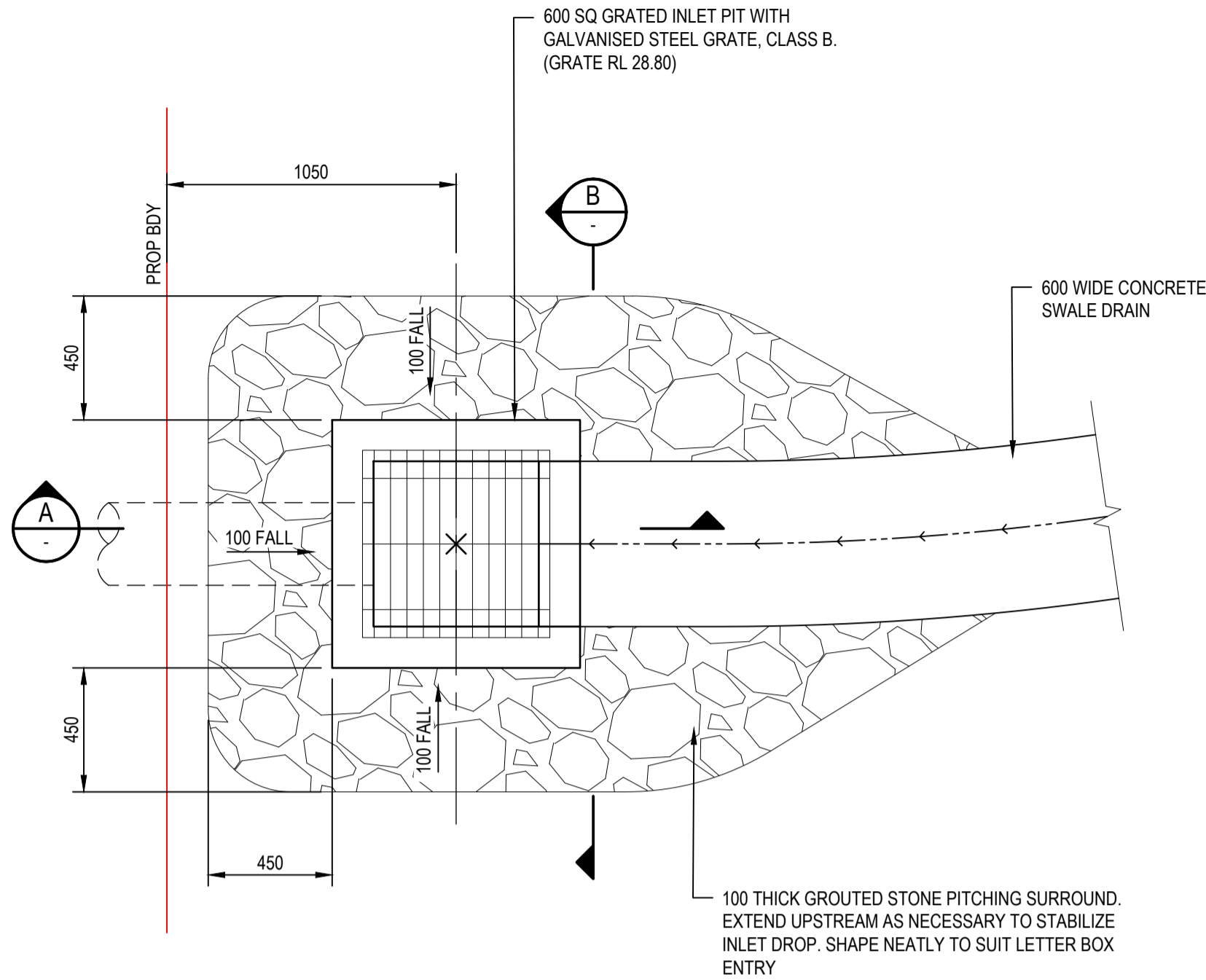
KIM CULLEN & NEIL BIDDLE

CHECKED
G. APPLIN

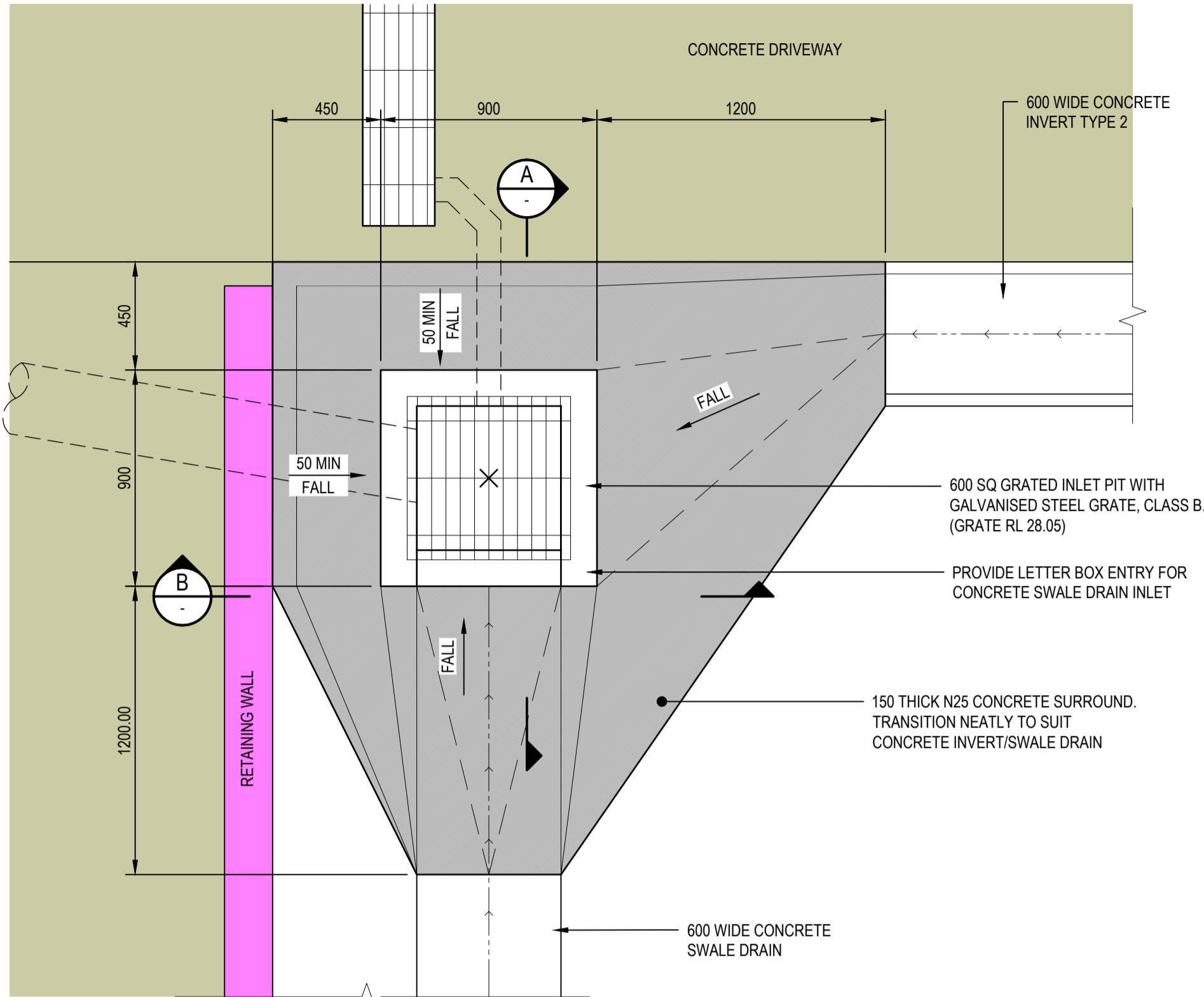
| | |
|---------|---|
| PROJECT | CULLEN-BIDDLE RESIDENCE 12 MURPHY STREET (LOT 113 PTD2094) |
| TITLE | DRIVEWAY CONNECTIONS |

| | |
|----------------------|-----------|
| SCALE (AT FULL SIZE) | SIZE |
| 1:100 | A1 |

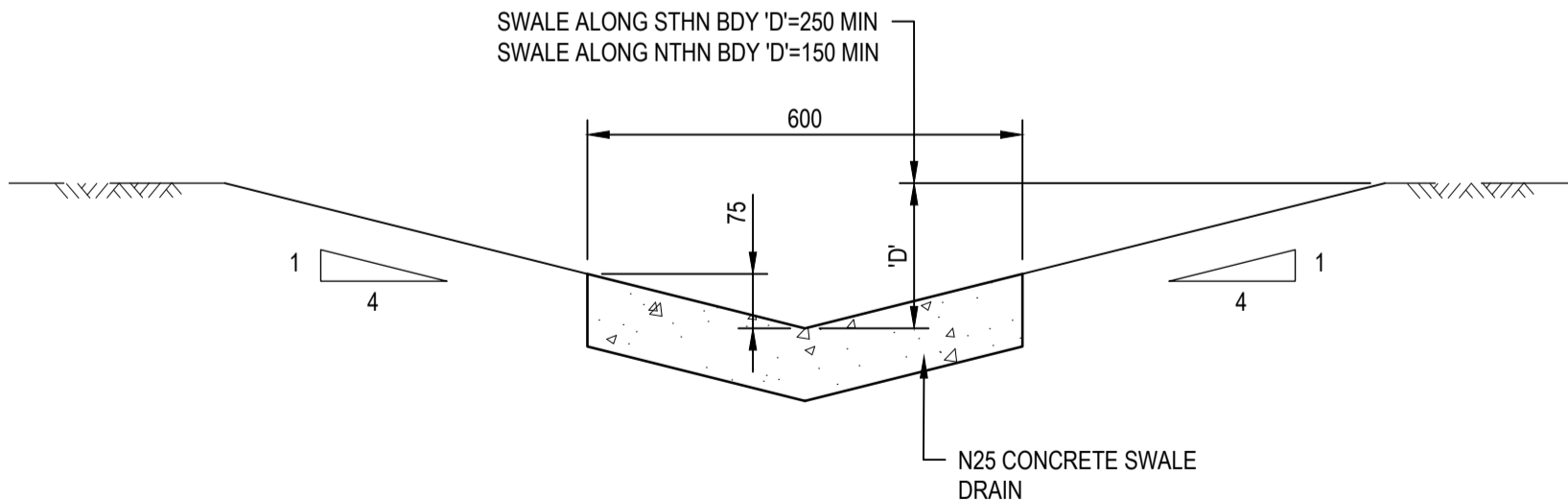
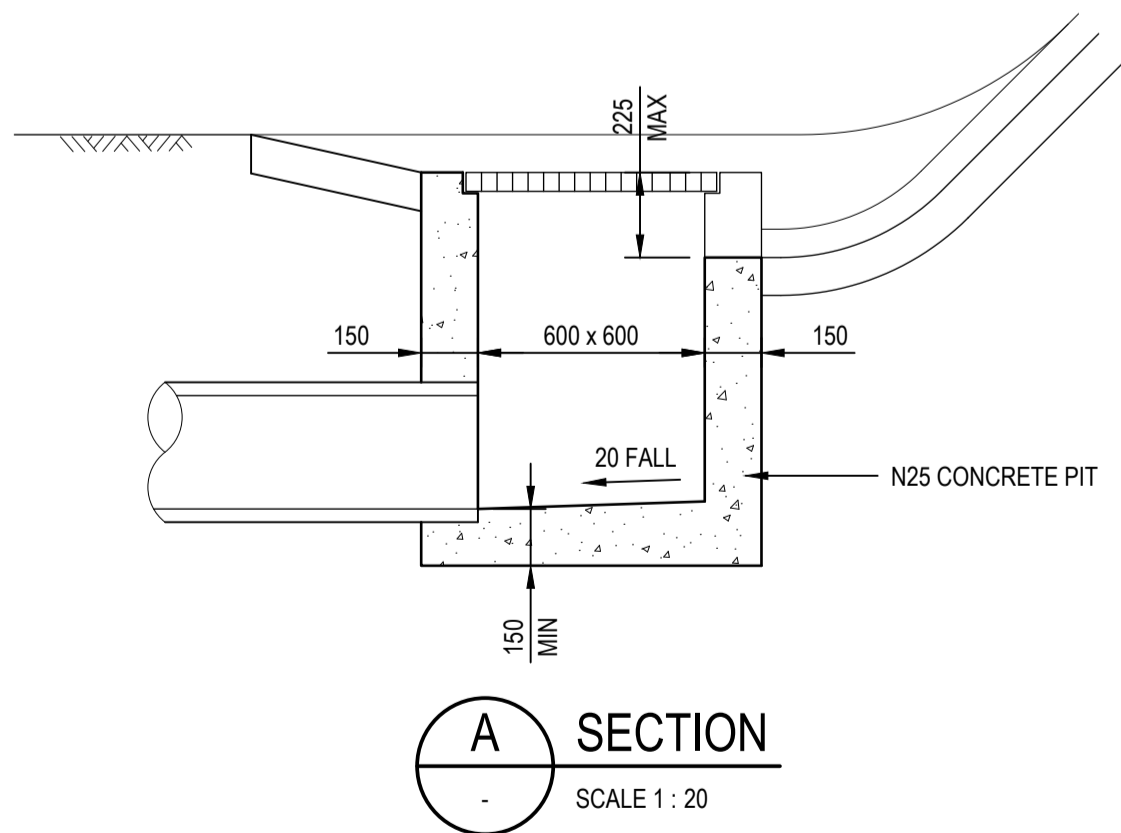
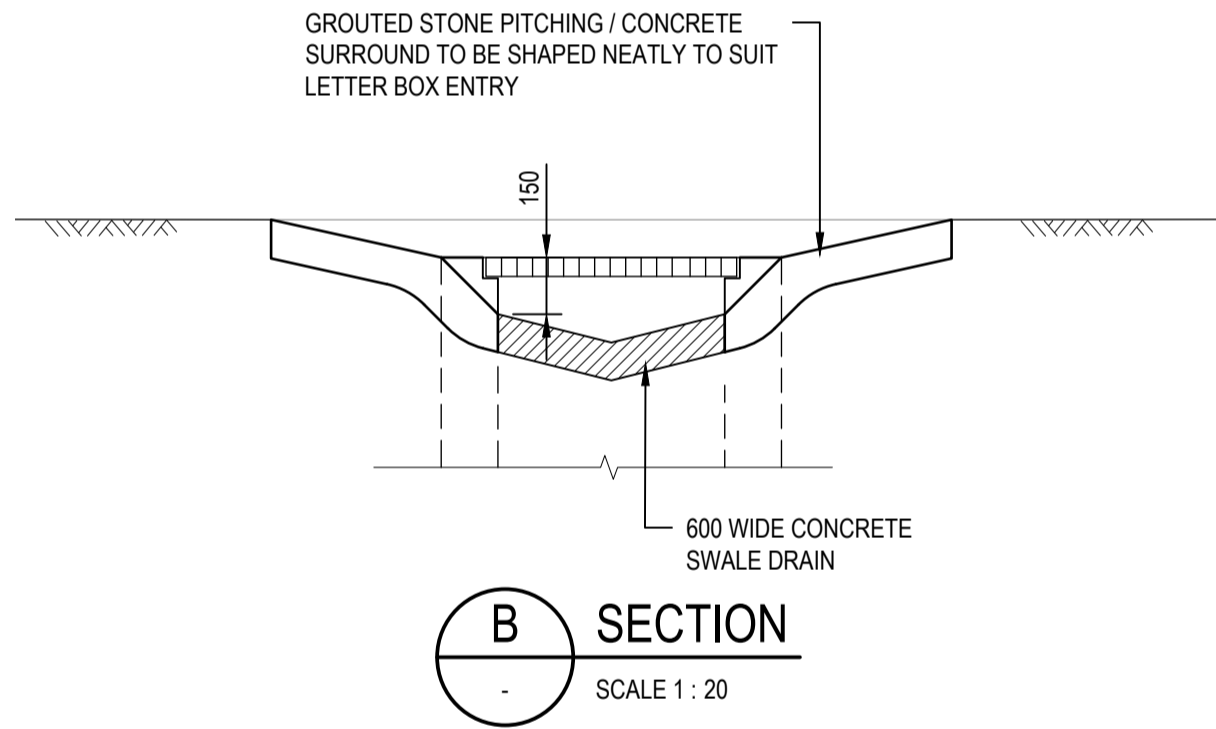
| | |
|-------------------|----------|
| DRAWING NUMBER | REVISION |
| 24003-C017 | B |



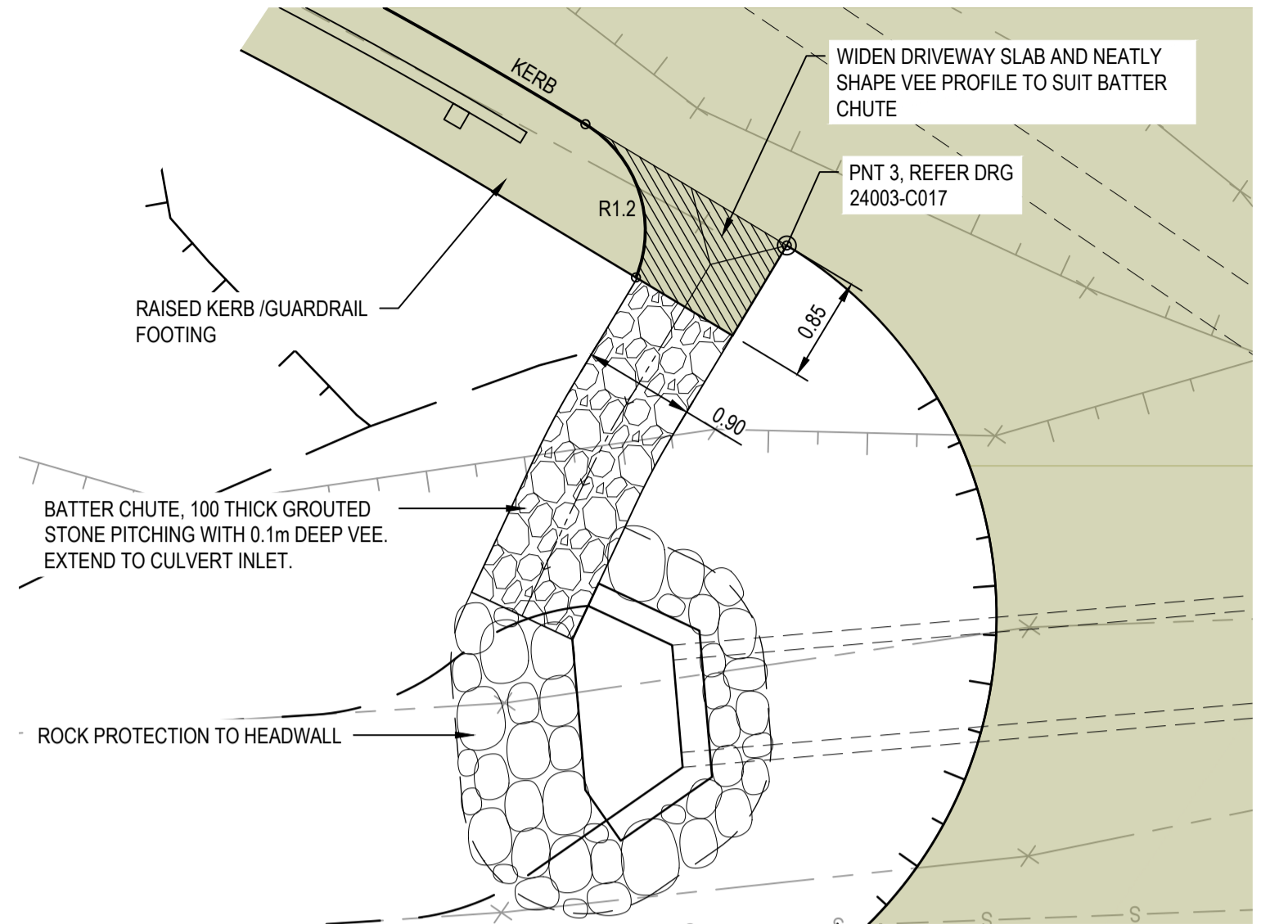
GRATED INLET PIT 1/B
SCALE 1:20



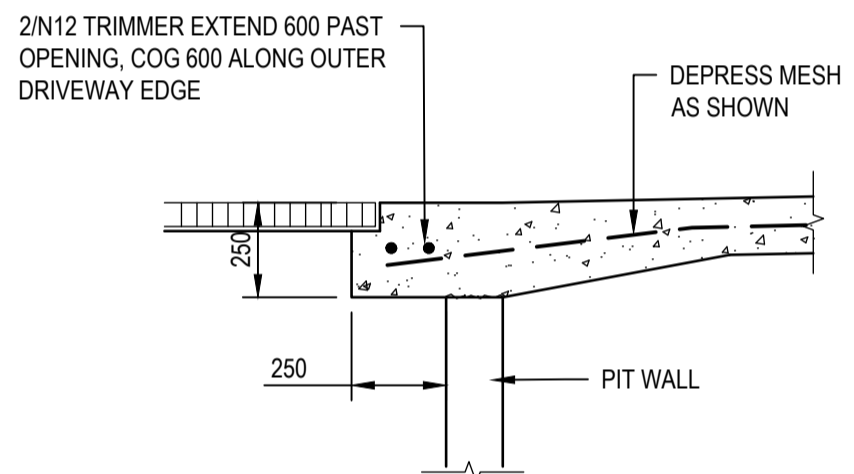
GRATED INLET PIT 1/C
SCALE 1:20



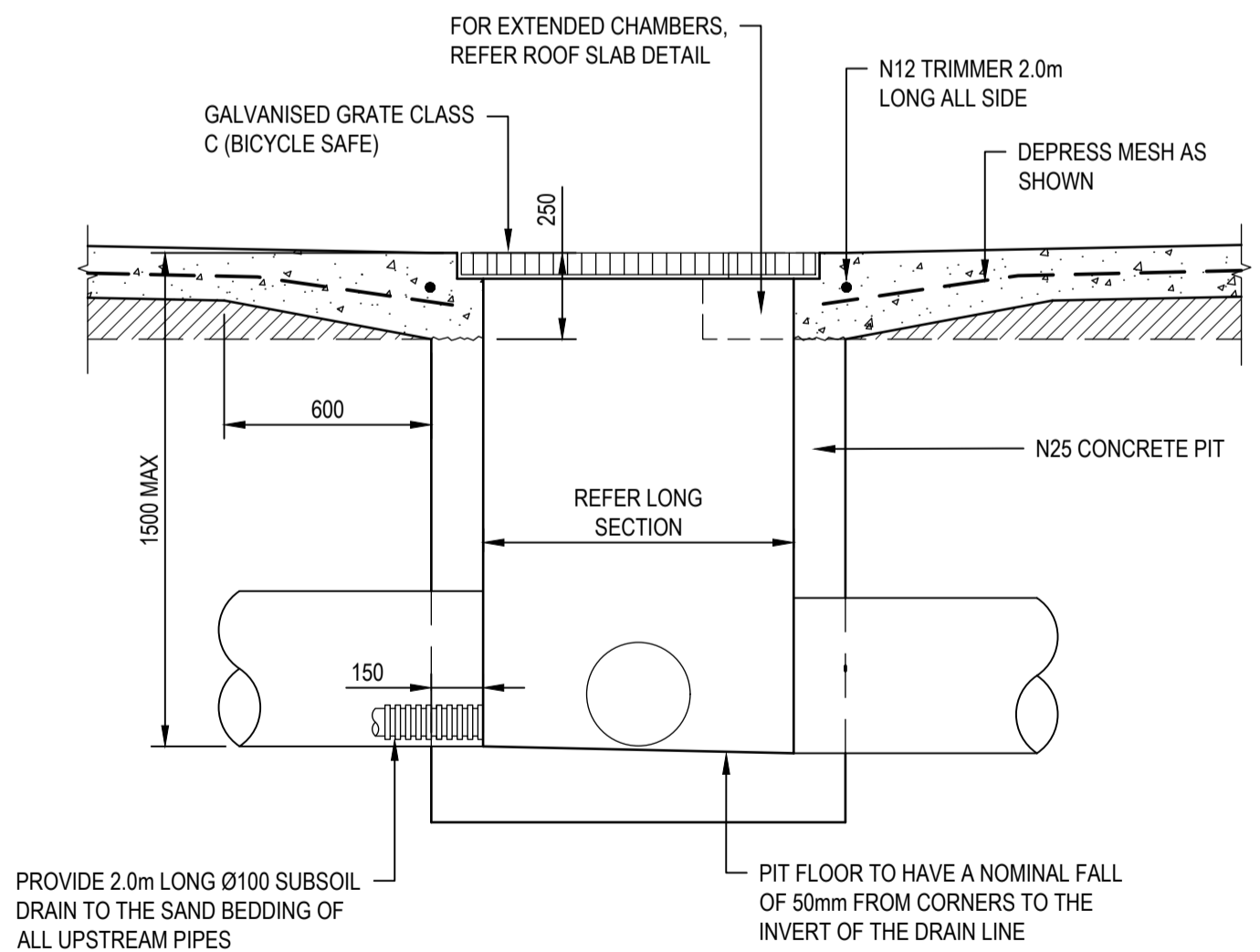
CONCRETE SWALE DRAIN
SCALE 1:10



BATTER CHUTE
SCALE 1:50



GRATED INLET PIT ROOF SLAB
SCALE 1:20

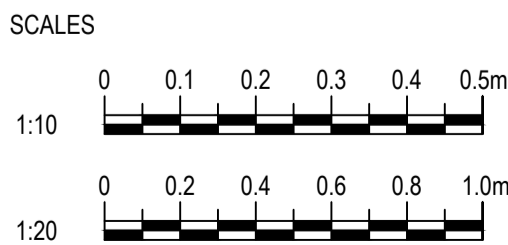


DRIVEWAY GRATED INLET PIT
SCALE 1:20

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| B | ISSUED FOR APPROVAL | GB | GA | 01/05/24 |
| A | PRELIMINARY ISSUE | GB | GA | 13/03/24 |
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CLIENT

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G. BROWNING

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G. BROWNING

CHECKED
G. APPLIN

PROJECT

CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)

TITLE

MISCELLANEOUS DETAILS

STATUS

FOR APPROVAL

SCALE (AT FULL SIZE)
AS SHOWN

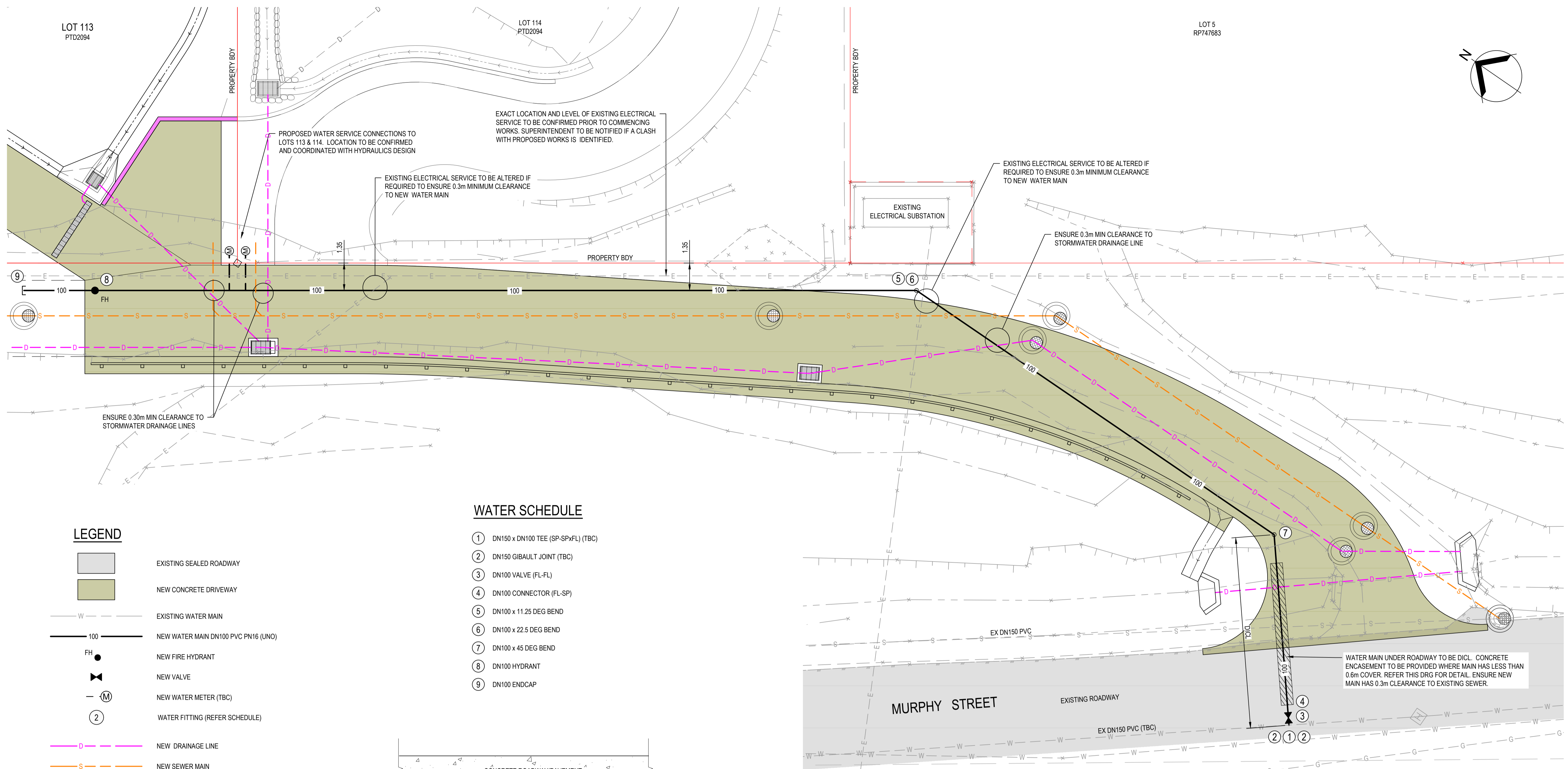
SIZE
A1

DRAWING NUMBER

24003-C018

REVISION

B



LEGEND

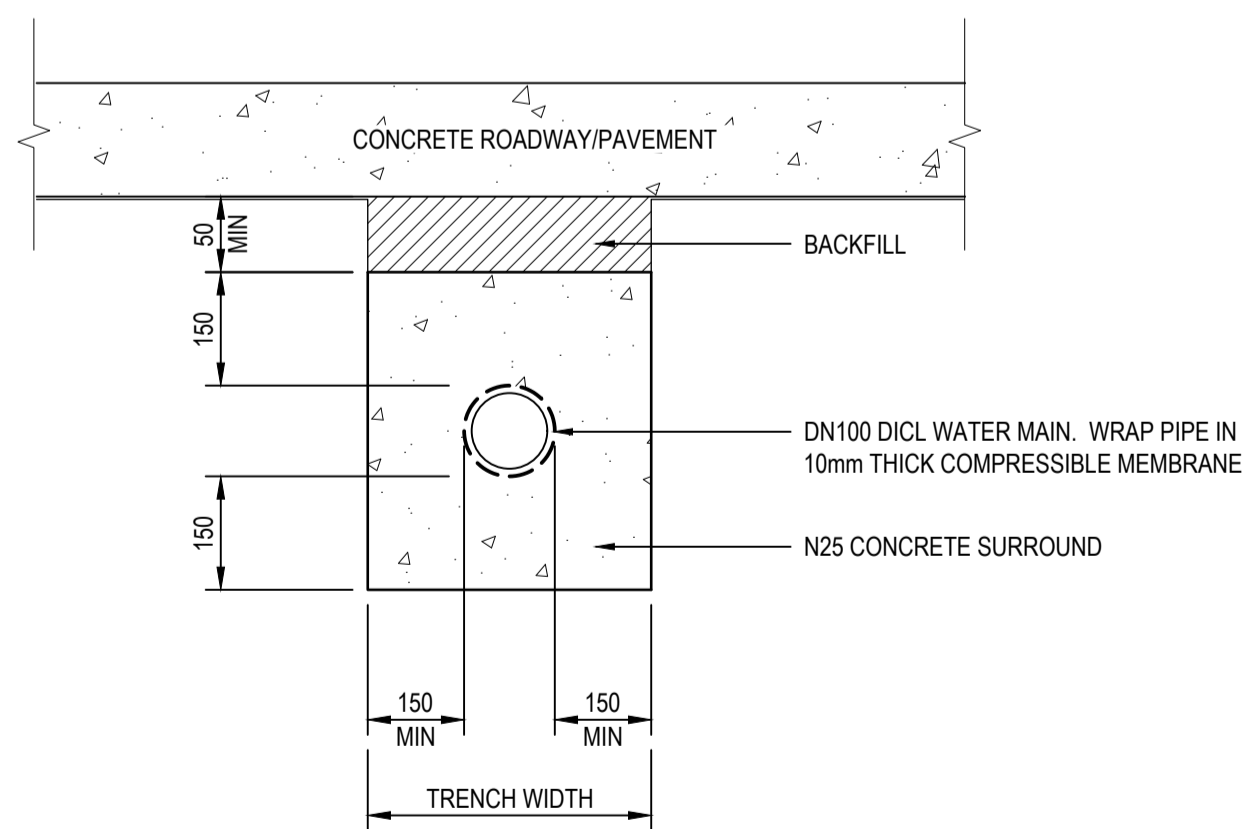
| | |
|--|-------------------------------------|
| | EXISTING SEALED ROADWAY |
| | NEW CONCRETE DRIVEWAY |
| | EXISTING WATER MAIN |
| | NEW WATER MAIN DN100 PVC PN16 (UNO) |
| | NEW FIRE HYDRANT |
| | NEW VALVE |
| | NEW WATER METER (TBC) |
| | WATER FITTING (REFER SCHEDULE) |
| | NEW DRAINAGE LINE |
| | NEW SEWER MAIN |
| | EXISTING DRAINAGE LINE |
| | EXISTING SEWER MAIN |
| | EXISTING ELECTRICITY (U/G) |
| | EXISTING GAS MAIN |

NOTE

THE CONTRACTOR MUST CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES PRIOR TO COMMENCING WORKS. THE SUPERINTENDANT IS TO BE ADVISED OF ANY POTENTIAL CONFLICTS. ALL CHANGES NECESSARY TO RESOLVE CONFLICTS SHALL BE SUBJECT TO COUNCIL APPROVAL.

WATER SCHEDULE

- ① DN150 x DN100 TEE (SP-SPxFL) (TBC)
- ② DN150 GIBAULT JOINT (TBC)
- ③ DN100 VALVE (FL-FL)
- ④ DN100 CONNECTOR (FL-SP)
- ⑤ DN100 x 11.25 DEG BEND
- ⑥ DN100 x 22.5 DEG BEND
- ⑦ DN100 x 45 DEG BEND
- ⑧ DN100 HYDRANT
- ⑨ DN100 ENDCAP



WATER MAIN CONCRETE ENCASEMENT

SCALE 1:10

PLAN

SCALE 1:100

NOTES

1. REFER DRG 24003-C002 FOR STANDARD NOTES.



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SCALES



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G. APPLIN

PROJECT

CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)

TITLE

WATER RETICULATION
PLAN

STATUS

FOR APPROVAL

SCALE (AT FULL SIZE)

1:100

DRAWING NUMBER

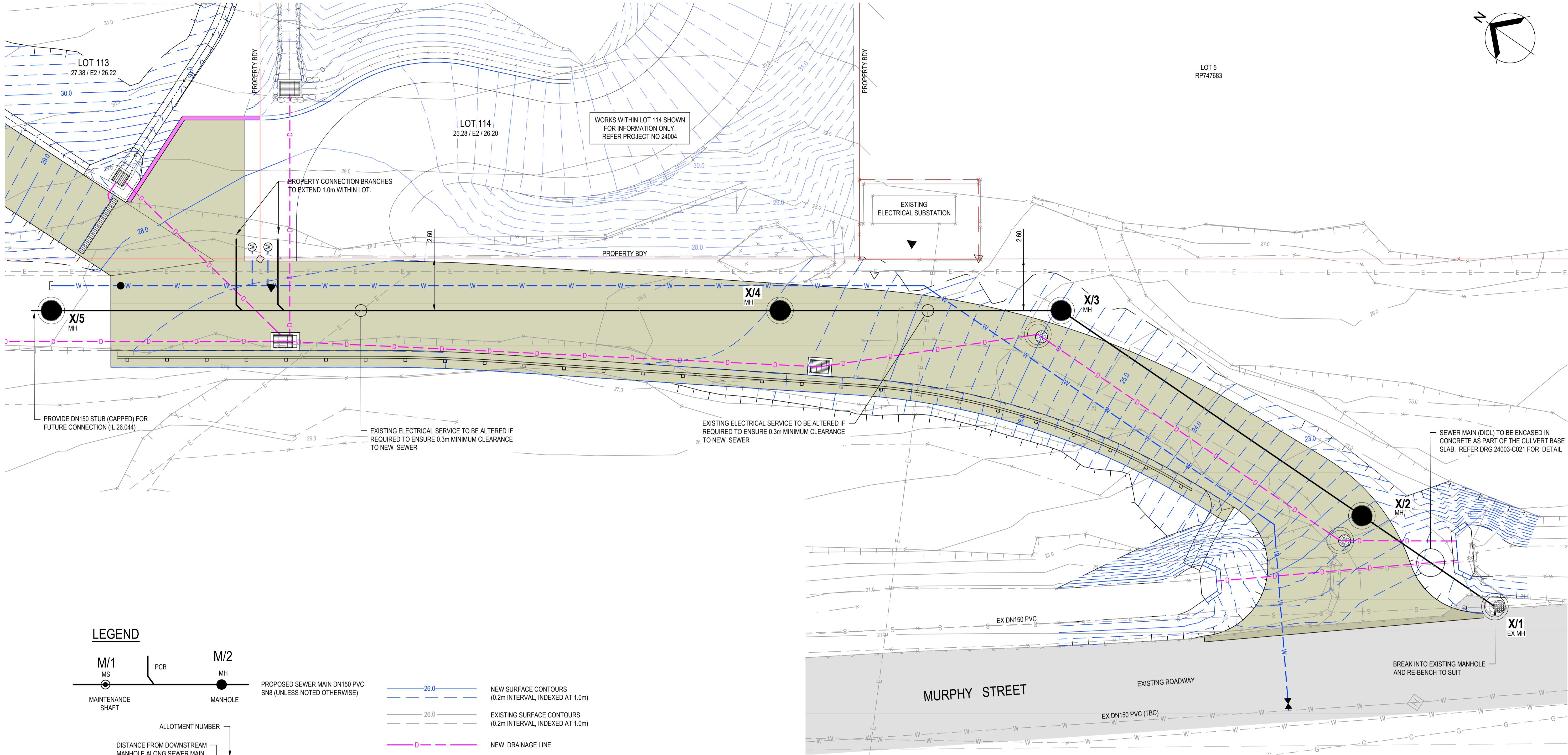
24003-C019

SIZE

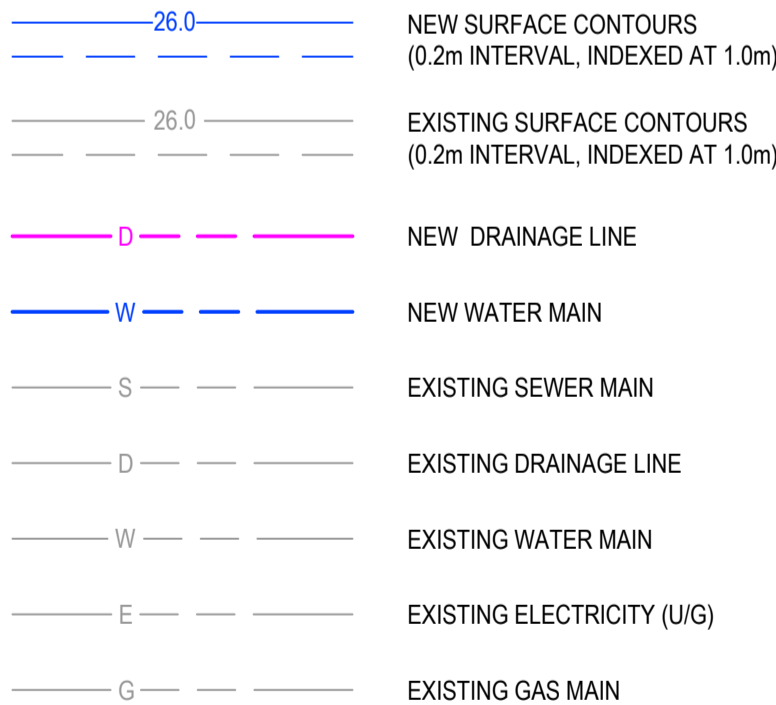
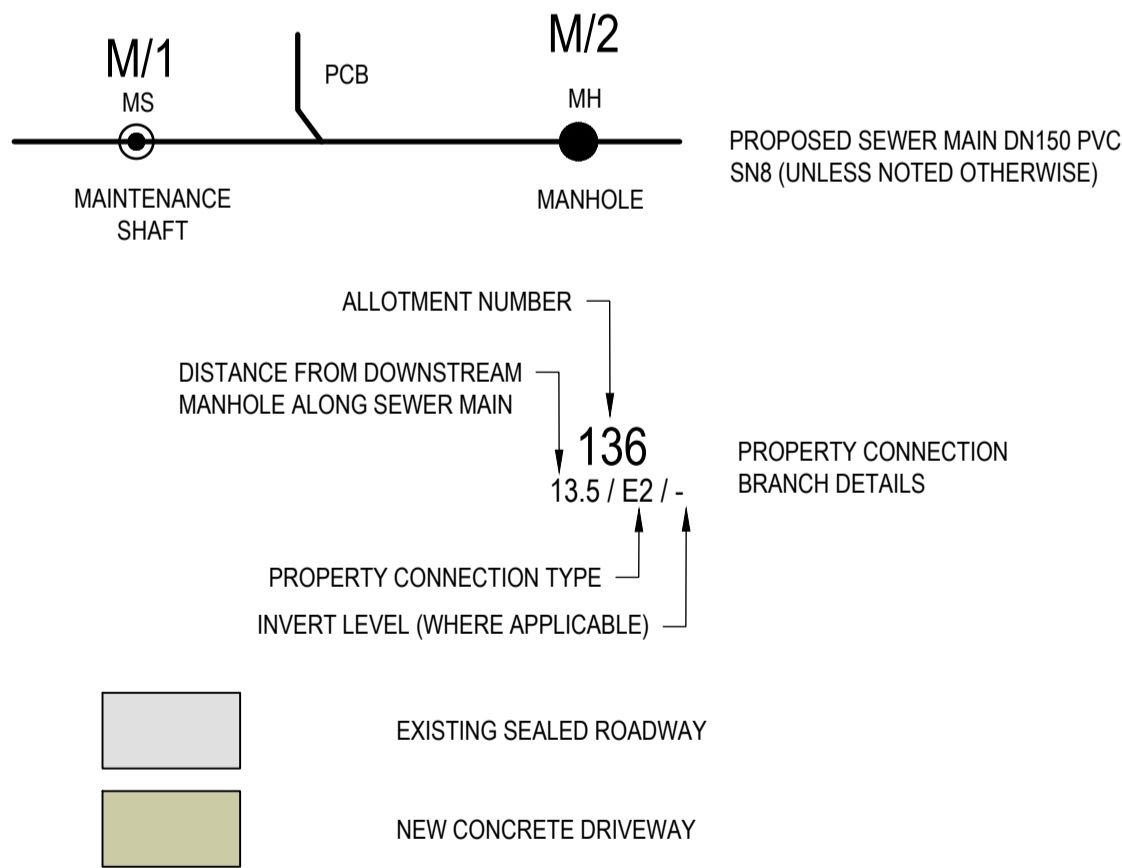
A1

REVISION

B



LEGEND



MURPHY STREET

PLAN
SCALE 1:100

NOTE
THE CONTRACTOR MUST CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES PRIOR TO COMMENCING WORKS. THE SUPERINTENDANT IS TO BE ADVISED OF ANY POTENTIAL CONFLICTS. ALL CHANGES NECESSARY TO RESOLVE CONFLICTS SHALL BE SUBJECT TO COUNCIL APPROVAL.

- NOTES**
- REFER DRG 24003-C002 FOR STANDARD NOTES AND LEGENDS.
 - REFER DRG 24003-C021 FOR SEWER LONGITUDINAL SECTION AND SETOUT.



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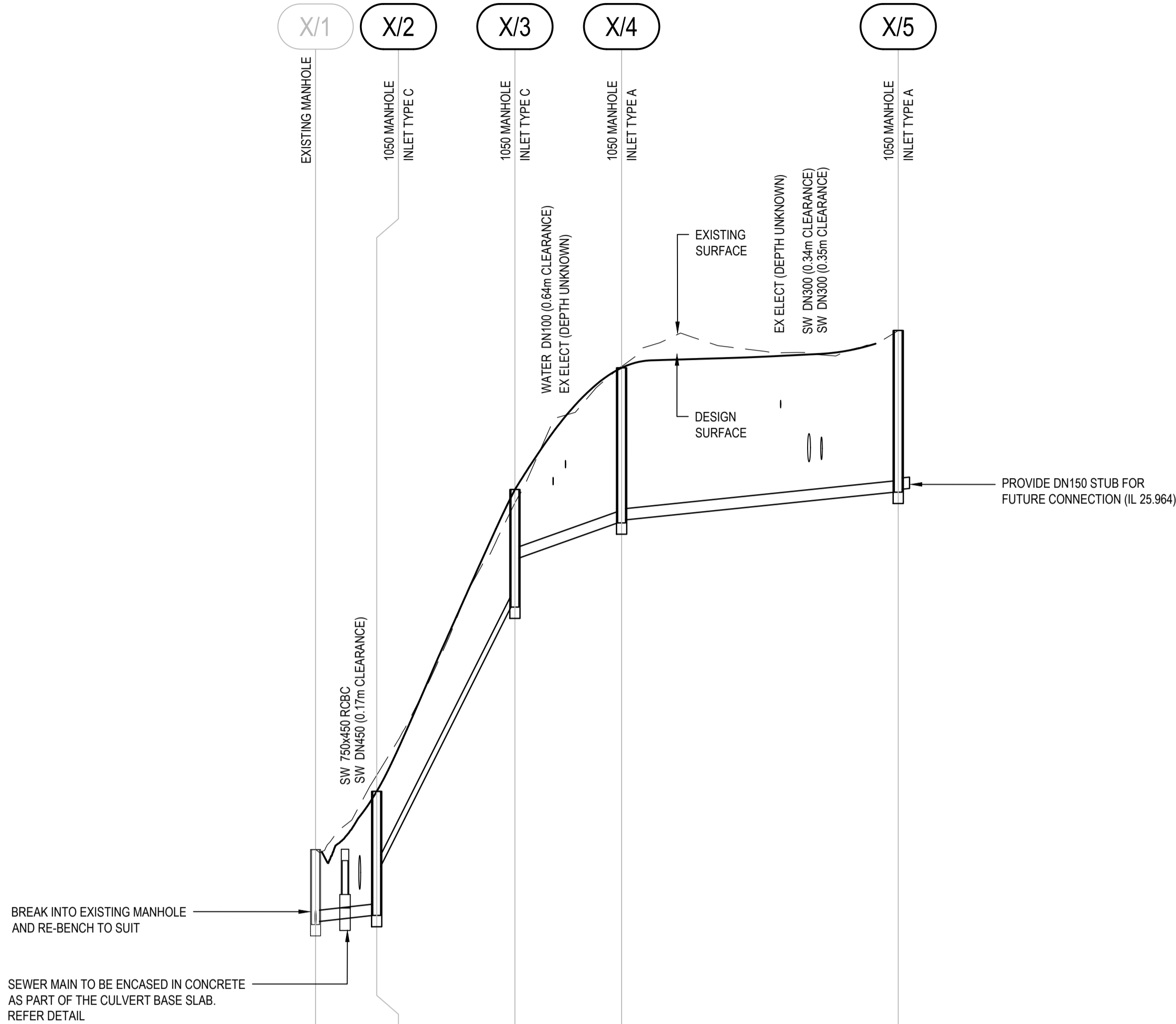
DRAWN
G. BROWNING

CHECKED
G. APPLIN

PROJECT
CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)

TITLE
SEWER RETICULATION PLAN

| | |
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| STATUS FOR APPROVAL | |
| SCALE (AT FULL SIZE) 1:100 | SIZE A1 |
| DRAWING NUMBER 24003-C020 | REVISION B |



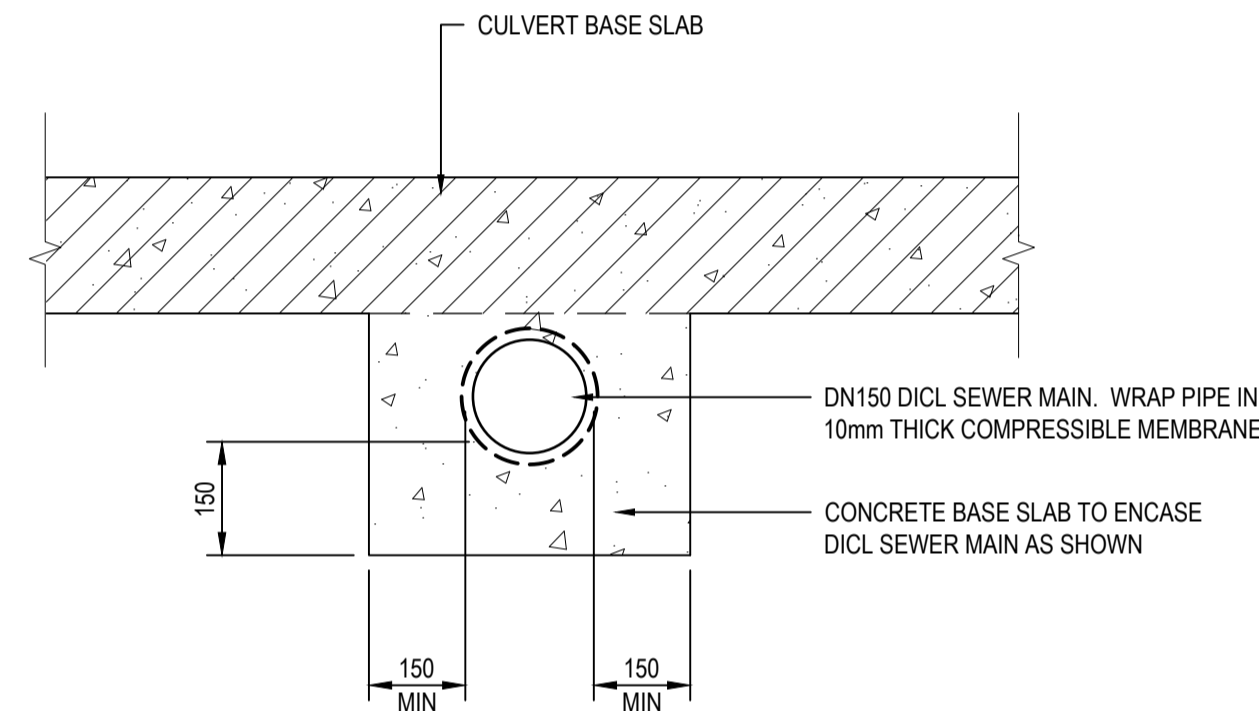
| | | | | |
|----------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| PIPE DIAMETER (mm) | 150 | | 150 | |
| PIPE TYPE / CLASS | DICTL PN35 | | PVC SN8 | |
| PIPE GRADE (1 in ...) | 101.4 | 5.3 | 25.9 | 100.0 |
| PIPE LENGTH (m) | 8.114 | 18.339 | 14.154 | 36.698 |
| DATUM RL. | 16.000 | | | |
| DEPTH TO INVERT | 0.993 0.952 | 1.546 0.996 | 1.559 0.909 | 2.057 2.017 |
| INVERT LEVEL | 20.189 # 20.230 | 20.310 20.960 | 24.400 25.060 | 25.517 25.557 |
| DESIGN SURFACE (REFER NOTE 1) | 21.182 | 21.956 | 25.959 | 27.573 |
| STRUCTURE SETOUT | E 336100.873 N 8177193.875 | E 336100.834 N 8177201.988 | E 336100.745 N 8177220.327 | E 336092.708 N 8177231.978 |
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SEWER LINE

X

HOR 1:500 / VERT 1:50

EXISTING SEWER LEVELS AT THE POINT OF CONNECTION HAVE BEEN DERIVED FROM COUNCIL RECORDS. THE CONTRACTOR MUST CONFIRM THIS LEVEL PRIOR TO COMMENCING WORKS AND ADVISE THE SUPERINTENDENT IF IT DIFFERS FROM WHAT IS SHOWN.



SEWER MAIN CONCRETE ENCASEMENT

SCALE 1:10

NOTES

- DESIGN SURFACE LEVELS SHOWN RELATE TO FINISHED SURFACE AT THE MANHOLE AND NOT THE MANHOLE COVER LEVEL. IN ROADWAYS THE COVER LEVEL SHALL BE FLUSH WITH THE FINISHED SURFACE. OUTSIDE ROADWAYS THE MANHOLE COVER SHALL BE 50mm ABOVE THE FINISHED SURFACE LEVEL.
- REFER DRG 24003-C002 FOR STANDARD NOTES AND LEGENDS.

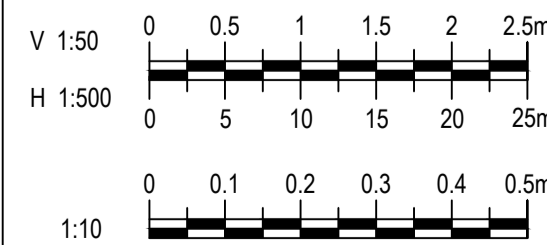


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SCALES



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G. APPLIN

PROJECT

CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)

TITLE

SEWER RETICULATION
LONGITUDINAL SECTION AND DETAILS

STATUS

FOR APPROVAL

SCALE (AT FULL SIZE)

1:500H / 1:50V

DRAWING NUMBER

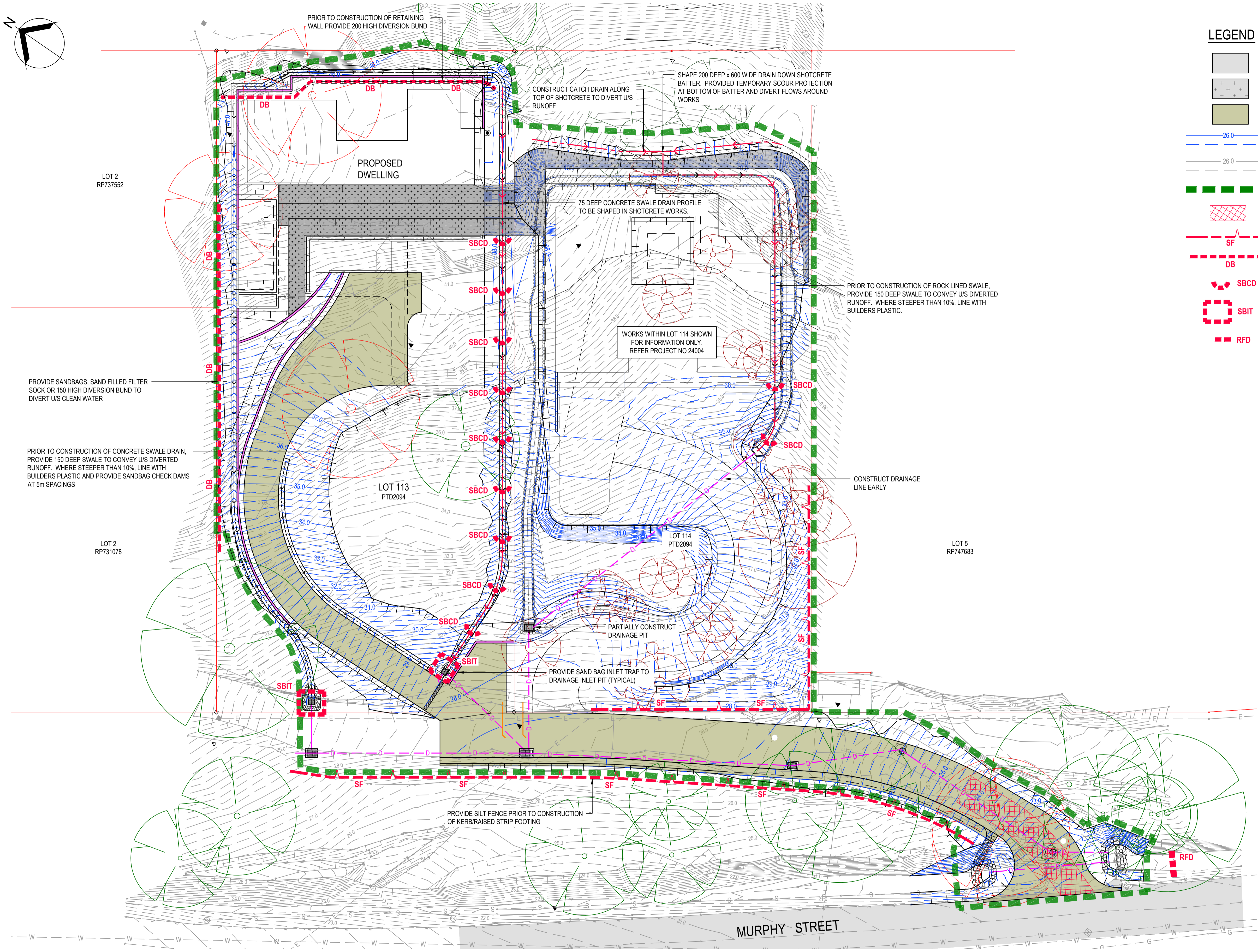
24003-C021

SIZE

A1

REVISION

B



LEGEND

- EXISTING SEALED ROADWAY
- BATTER STABILISATION (SHOTCRETE)
- NEW CONCRETE DRIVEWAY
- NEW SURFACE CONTOURS (0.2m INTERVAL, INDEXED AT 1.0m)
- EXISTING SURFACE CONTOURS (0.2m INTERVAL, INDEXED AT 1.0m)
- EXTENT OF DISTURBANCE
- TEMPORARY CONSTRUCTION ACCESS
- SEDIMENT FENCING
- DIVERSION BUND
- SBCD
- SBIT
- RFD
- SAND BAG CHECK DAM
- SAND BAG INLET TRAP
- ROCK FILTER DAM

NOTES

- REFER DRG 24003-C002 FOR STANDARD NOTES AND LEGENDS.
- REFER DRG 24003-C023 FOR TYPICAL ESC DEVICE DETAILS.

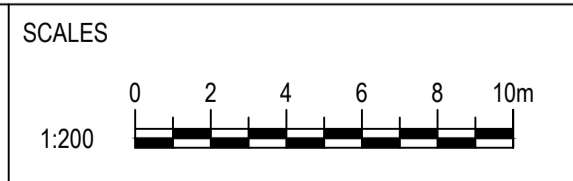
NOTE

CONTRACTORS EROSION AND SEDIMENT CONTROL PLAN MUST BE PREPARED TAKING INTO CONSIDERATION THEIR SPECIFIC CONSTRUCTION METHODOLOGY AND PROGRAM STAGING OF WORKS.



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PROJECT
CULLEN-BIDDLE RESIDENCE
12 MURPHY STREET (LOT 113 PTD2094)

TITLE
EROSION AND SEDIMENT CONTROL
STRATEGY - PLAN

| | |
|-------------------------------|---------------|
| STATUS FOR APPROVAL | |
| SCALE (AT FULL SIZE) 1:200 | SIZE A1 |
| DRAWING NUMBER 24003-C022 | REVISION B |

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

- 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.
- TO THE MAXIMUM DEGREE PRACTICAL, AND WHERE THE PLANS ALLOW, ENSURE THE FENCE IS LOCATED:
 - TOTALLY WITHIN THE PROPERTY BOUNDARIES;
 - ALONG A LINE OF CONSTANT ELEVATION WHEREVER PRACTICAL;
 - AT LEAST 2m FROM THE TOE OF ANY FILLING OPERATIONS THAT MAY RESULT IN SHIFTING SOIL/FILL DAMAGING THE FENCE.
- 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:
 - V-SHAPED SECTION EXTENDING AT LEAST 1.5m UP THE SLOPE; OR
 - 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

- WHEREVER POSSIBLE, CONSTRUCT THE SEDIMENT FENCE FROM A CONTINUOUS ROLL OF FABRIC. TO JOIN FABRIC EITHER:
 - 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
 - OVERLAP THE FABRIC TO THE NEXT ADJACENT SUPPORT POST.
- SECURELY ATTACH THE FABRIC TO THE SUPPORT POSTS USING 25 X 12.5mm STAPLES, OR TIE WIRE AT MAXIMUM 150mm SPACING.
- SECURELY ATTACH THE FABRIC TO THE SUPPORT WIRE/MESH (IF ANY) AT A MAXIMUM SPACING OF 1m.
- 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.
- 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

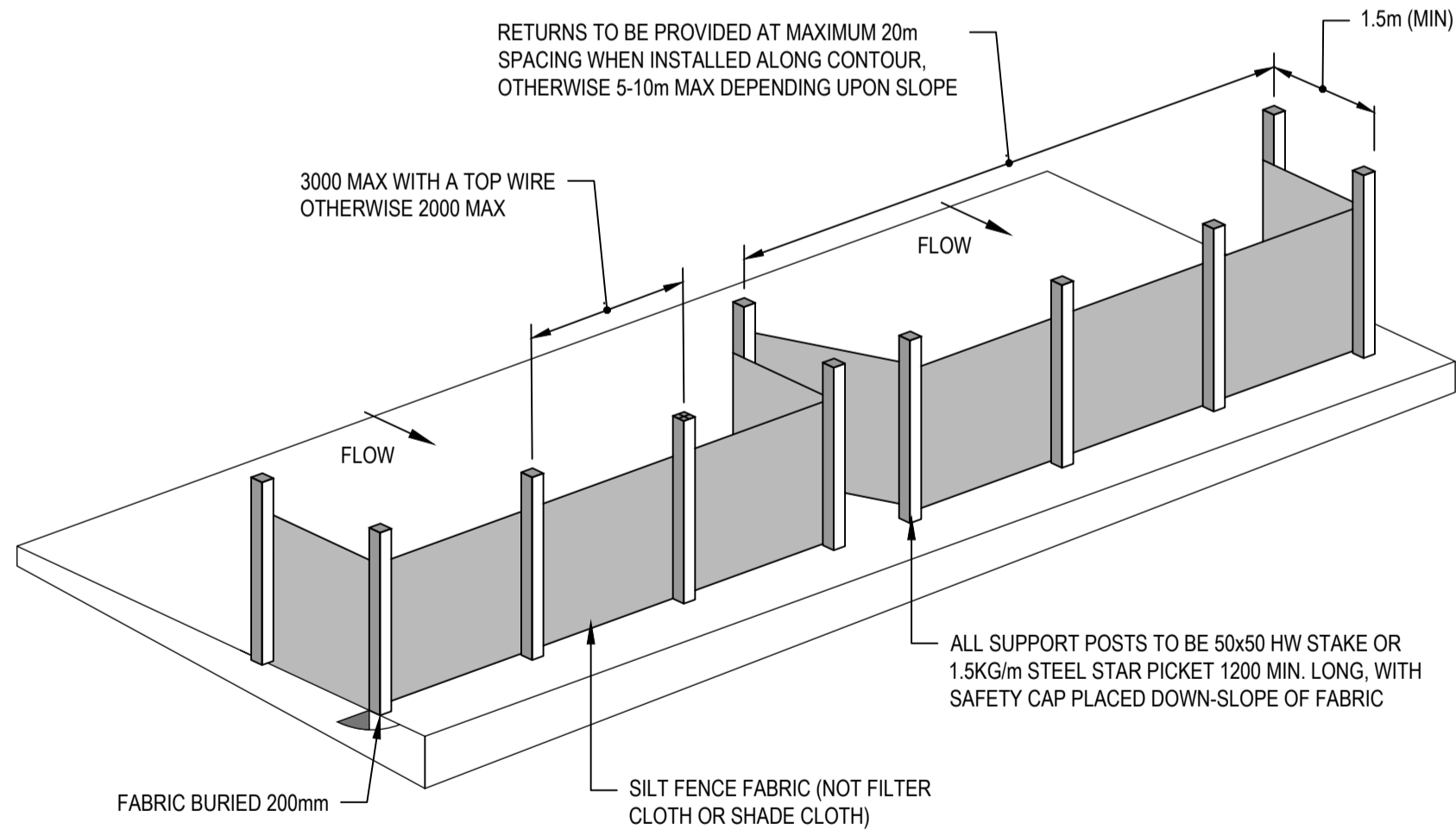
- LOCATE THE SPILL-THROUGH WEIR SUCH THAT THE WEIR CREST WILL BE LOWER THAN THE GROUND LEVEL AT EACH END OF THE FENCE.
- ENSURE THE CREST OF THE SPILL-THROUGH WEIR IS AT LEAST 300mm THE GROUND ELEVATION.
- SECURELY TIE A HORIZONTAL CROSS MEMBER (WEIR) TO THE SUPPORT POSTS/STAKES EACH SIDE OF THE WEIR. CUT THE FABRIC DOWN THE SIDE OF EACH POST AND FOLD THE FABRIC OVER THE CROSS MEMBER AND APPROPRIATELY SECURE THE FABRIC.
- 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

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

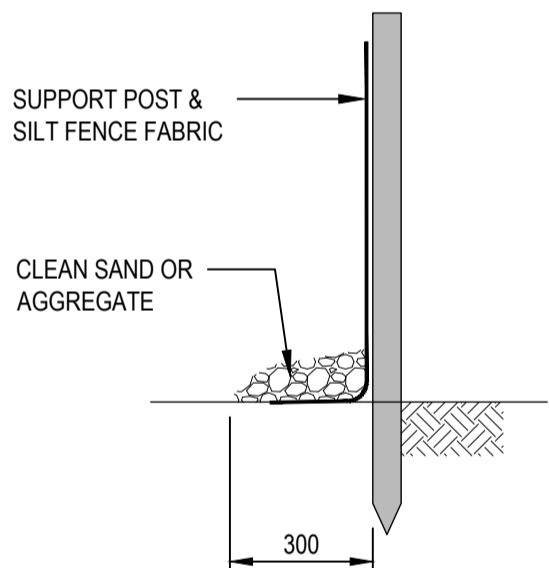
REMOVAL

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

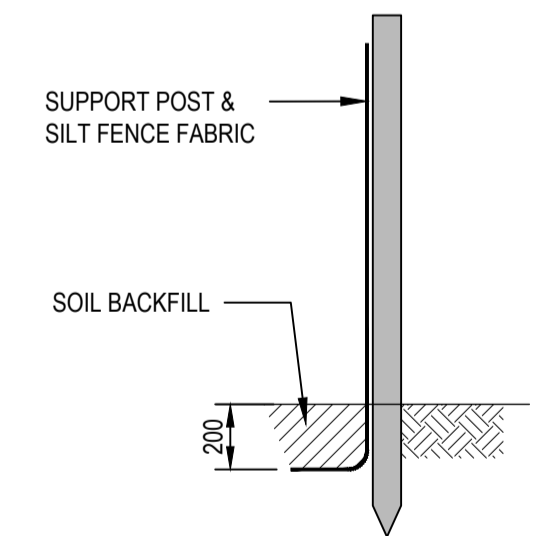


SEDIMENT FENCE

NOT TO SCALE



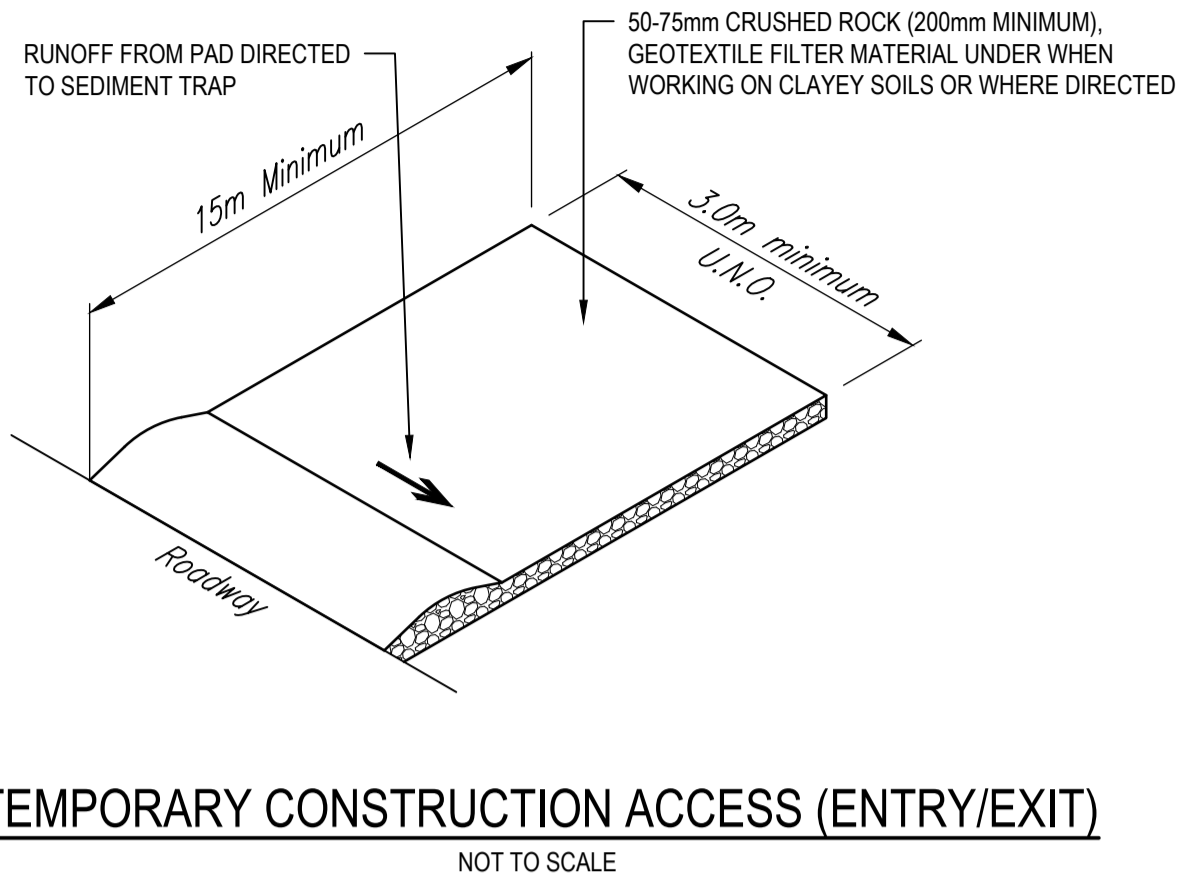
METHOD A



METHOD B

ANCHORING BASE OF FABRIC

NOT TO SCALE



TEMPORARY CONSTRUCTION ACCESS (ENTRY/EXIT)

NOT TO SCALE

TEMPORARY CONSTRUCTION ACCESS

MATERIAL

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

FOOTPATH STABILISING AGGREGATE (WHERE REQUIRED):
25mm TO 50mm GRAVEL OR AGGREGATE.

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

INSTALLATION

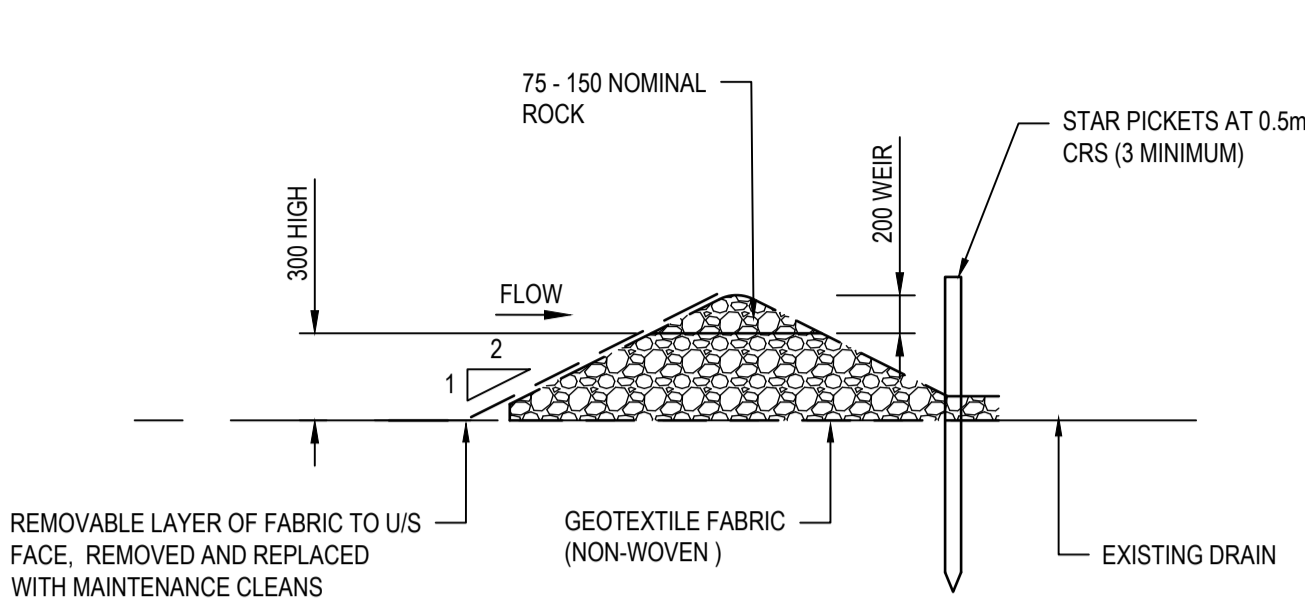
- REFER TO APPROVED PLANS FOR LOCATION AND DIMENSIONAL DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, DIMENSIONS, OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
- CLEAR THE LOCATION OF THE ROCK PAD, REMOVING STUMPS, ROOTS AND OTHER VEGETATION 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.
- 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.
- PLACE THE ROCK PAD FORMING A MINIMUM 200mm THICK LAYER OF CLEAN, OPEN-VOID ROCK.
- 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.
- THE LENGTH OF THE ROCK PAD SHOULD BE AT LEAST 15m WHERE PRACTICABLE, AND AS WIDE 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.
- FLARE THE END OF THE ROCK PAD, IF NECESSARY, WHERE IT MEETS THE PAVEMENT TO ENSURE THE WHEELS OF TURNING VEHICLES DO NOT TRAVEL OVER UNPROTECTED SOIL.
- IF THE FOOTPATH IS OPEN TO PEDESTRIAN MOVEMENT, THE COARSE ROCK SHALL BE COVERED WITH FINE AGGREGATE OR GRAVEL, OR OTHER SUITABLE MEASURES NECESSARY TO MAKE THE AREA SAFE.

MAINTENANCE

- INSPECT ALL SITE ENTRY AND EXIT POINTS PRIOR TO FORECAST RAIN, DAILY DURING EXTENDED PERIODS OF RAINFALL, AFTER RUNOFF-PRODUCING RAINFALL, OR OTHERWISE AT FORTNIGHTLY INTERVALS.
- 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.
- 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.
- WHEN THE VOIDS BETWEEN THE ROCK BECOME 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.
- ENSURE ANY ASSOCIATED DRAINAGE CONTROL MEASURES (e.g. FLOW CONTROL BERM) ARE MAINTAINED IN ACCORDANCE WITH THEIR DESIRED OPERATIONAL CONDITIONS.
- DISPOSE OF SEDIMENT AND DEBRIS IN A MANNER THAT WILL NOT CREATE AN EROSION OR POLLUTION HAZARD.

REMOVAL

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



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

- 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.
- 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.
- CONSTRUCT THE FILTER DAM TO THE DIMENSIONS AND PROFILE SHOWN WITHIN THE APPROVED PLAN.
- WHERE SPECIFIED, THE FILTER DAM SHALL BE CONSTRUCTED ON A SHEET OF GEOTEXTILE FABRIC USED AS A DOWNSTREAM SPLASH PAD.

MAINTENANCE

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

REMOVAL

- 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.
- REMOVE THE FILTER DAM AND ASSOCIATED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.

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| A | PRELIMINARY ISSUE | GB | GA | 13/03/24 |
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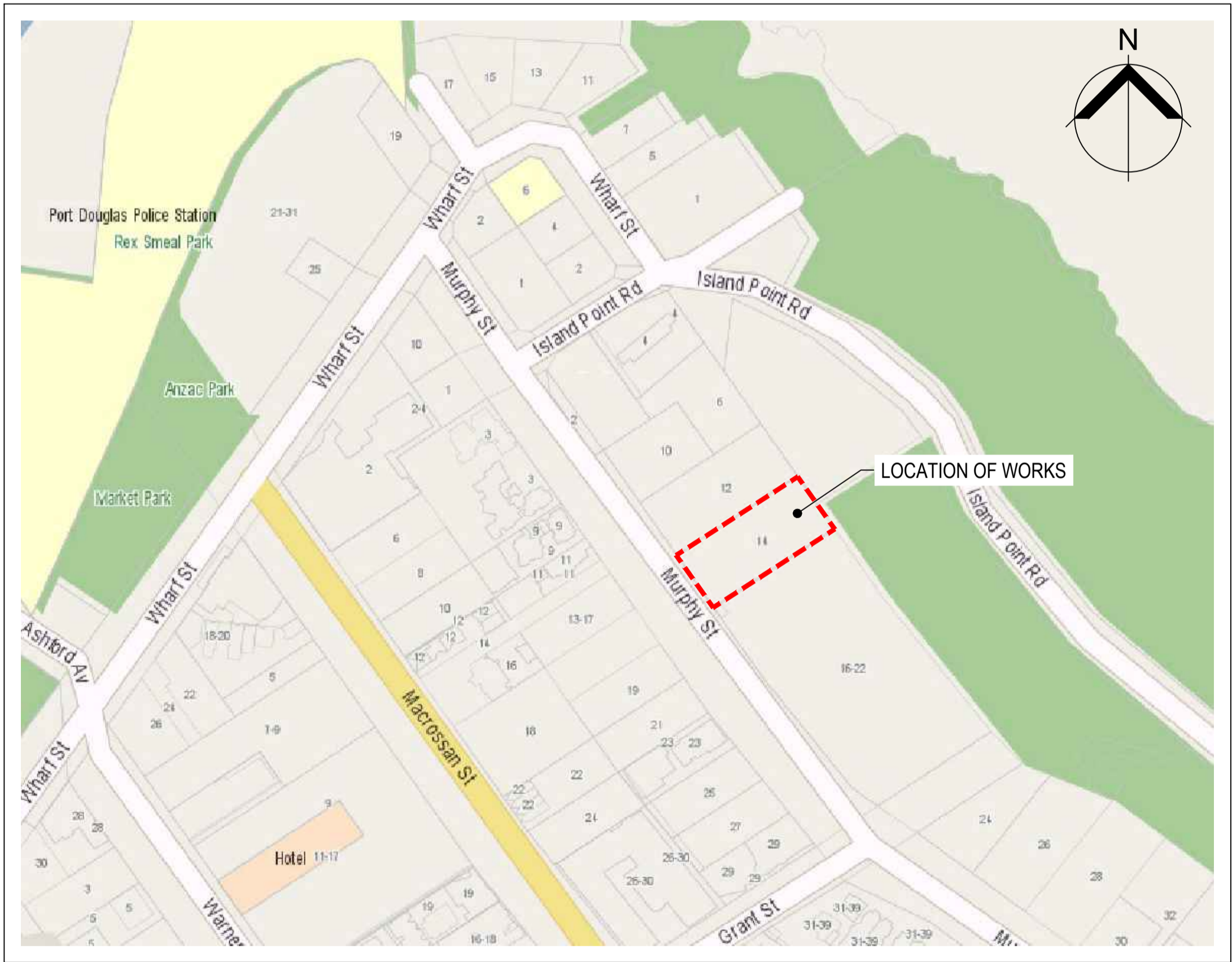
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|--------|---|-------------------------|--|-------------------------------------|----------------------|
| SCALES | CLIENT KIM CULLEN & NEIL BIDDLE | DESIGNED G. BROWNING | PROJECT CULLEN-BIDDLE RESIDENCE 12 MURPHY STREET (LOT 113 PTD2094) | STATUS FOR APPROVAL | |
| | | DRAWN G. BROWNING | TITLE EROSION AND SEDIMENT CONTROL STRATEGY - DETAILS | SCALE (AT FULL SIZE) AS SHOWN | SIZE A1 |
| | | CHECKED G. APPLIN | | DRAWING NUMBER 24003-C023 | REVISION B |

KYRENIA RESIDENCE

14 MURPHY STREET (LOT 114 PTD2094), PORT DOUGLAS CIVIL WORKS



LOCALITY PLAN
NOT TO SCALE

| DRAWING LIST | |
|--------------|---|
| DRG No. | DRAWING TITLE |
| 24004-C001 | COVER SHEET, LOCALITY PLAN AND DRAWING INDEX |
| 24004-C002 | STANDARD NOTES |
| 24004-C003 | OVERALL SITE PLAN |
| 24004-C004 | GENERAL ARRANGEMENT PLAN |
| 24004-C005 | SETOUT PLAN |
| 24004-C006 | SITE SECTIONS |
| 24004-C007 | TYPE SECTIONS AND DETAILS |
| 24004-C008 | MISCELLANEOUS DETAILS |
| 24004-C009 | LONGITUDINAL SECTIONS |
| 24004-C010 | CROSS SECTIONS - DRIVEWAY CL03 - SHEET 1 OF 2 |
| 24004-C011 | CROSS SECTIONS - DRIVEWAY CL03 - SHEET 2 OF 2 |
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| | | G. APPLIN | | 6073 |

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SCALES

CLIENT

GEORGE ARGYROU

DESIGNED
G. BROWNING

DRAWN
G. BROWNING

CHECKED
G. APPLIN

PROJECT

KYRENIA RESIDENCE
14 MURPHY STREET (LOT 114 PTD2094)

TITLE

COVER SHEET, LOCALITY PLAN AND

STATUS

FOR APPROVAL

SCALE (AT FULL SIZE)

-

SIZE

A1

DRAWING NUMBER

24004-C001

REVISION

A

CAD File: 24004-C002.dwg

DATE PLOTTED: 30 April 2024 2:24 PM

SURVEY CONTROL NOTES

1.

SURVEY ORIGIN

LEVEL DATUM:
ORIGIN OF LEVELS:
MERIDIAN:
ORIGIN OF COORDINATES:

AHD
PM 500028 RL 4.241
GDA94 ZONE 55
PM 500028
E 335870.890
N 8177302.733
2.

THE CONTRACTOR MUST LIAISE DIRECT WITH RPS SURVEYORS (PORT DOUGLAS) TO CONFIRM COORDINATES AND LEVELS OF SUITABLE SITE BENCHMARKS.

GENERAL NOTES

1.

DO NOT SCALE FROM THE PROJECT DRAWINGS.
2.

ALL LEVELS AND DIMENSIONS ARE IN METERS, UNLESS NOTED OTHERWISE.
3.

ALL WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT FNQROC DEVELOPMENT MANUAL SPECIFICATIONS. WHERE DIFFERENCES EXIST BETWEEN THE PLANS AND THE DEVELOPMENT MANUAL, THESE PLANS SHALL TAKE PRECEDENCE.
4.

THE CONTRACTOR IS TO ENSURE A COPY OF THE OPERATIONAL WORKS APPROVAL IS AVAILABLE ON SITE. THE SITE FOREMAN IS TO ENSURE ALL WORKS ARE UNDERTAKEN IN ACCORDANCE WITH THE APPROVAL.
5.

THE LOCATIONS OF UNDERGROUND SERVICES HAVE BEEN APPROXIMATED FROM THE KNOWN POSITIONS OF VALVES, MANHOLES, ETC. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON SITE, THE CONTRACTOR MUST CONTACT RELEVANT AUTHORITIES FOR POSSIBLE LOCATION OF FURTHER SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
6.

EXISTING SERVICES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. WHERE NECESSARY THE CONTRACTOR SHALL CONFIRM THE DEPTH TO EXISTING SERVICES BY POTHOLING BEFORE COMMENCING WORKS. THE SUPERINTENDENT SHALL BE CONSULTED WHERE THE CONTRACTOR CONSIDERS SPECIFIC PROTECTION WORKS NECESSARY TO PROTECT THE SERVICE.
7.

WHERE REFERENCE IS MADE TO THE STANDARD DRAWINGS, THE CONTRACTOR SHALL ENSURE THAT THE LATEST VERSION ISSUED BY THE RELEVANT AUTHORITY, AT THE TIME OF CONSTRUCTION, IS USED.

EROSION AND SEDIMENT CONTROL NOTES

1.

PRIOR TO CONSTRUCTION COMMENCING, THE CONTRACTOR MUST PREPARE AN EROSION & SEDIMENT CONTROL PLAN (ESCP) TO MANAGE THE SITE DURING CONSTRUCTION AND THE DEFECT LIABILITY PERIOD.
2.

NO EARTHWORKS SHALL COMMENCE ON ANY PART OF THE SITE PRIOR TO APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES BEING INSTALLED DOWNSTREAM OF THE SITE AND IN ACCORDANCE WITH THE APPROVED ESCP.
3.

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.
4.

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.

STOCKPILES SHALL ONLY BE LOCATED IN AREAS NOMINATED ON THE PROJECT DRAWINGS OR APPROVED BY THE SUPERINTENDENT. ALL STOCKPILES MUST HAVE APPROPRIATE ESC MEASURES INSTALLED TO PREVENT SEDIMENT TRANSPORT. THE MAXIMUM HEIGHT OF ALL STOCKPILES MUST BE LIMITED TO 2.0m
8.

ALL PERMANENT AND TEMPORARY UNLINED SWALES AND DRAINS MUST HAVE APPROPRIATE TEMPORARY EROSION PROTECTION.
9.

ALL PARTIALLY CONSTRUCTED DRAINAGE STRUCTURES MUST BE PROTECTED AGAINST SEDIMENT INFILTRATION DURING CONSTRUCTION.
10.

ALL COMPLETED DRAINAGE STRUCTURES MUST BE PROTECTED AGAINST SEDIMENT INFILTRATION UNTIL GRASSING IS ESTABLISHED.
11.

THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF DUST EMANATING FROM THE SITE AT ALL TIMES FOR THE DURATION OF CONSTRUCTION. WET SUPPRESSION METHODS TO BE USED.
12.

ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE CHECKED FOR DAMAGE, CLEANED OUT AND FULLY REINSTATED AFTER EACH RAINFALL EVENT RESULTING IN RUNOFF.
13.

IF EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN FOUND TO BE DEFICIENT OR FAILED IN SERVICE, DUE TO UNFORESEEN CIRCUMSTANCES, CORRECTIVE ACTION IS TO BE UNDERTAKEN IMMEDIATELY WHICH MAY INCLUDE AMENDMENTS/ADDITIONS TO THE CONTROL MEASURES.
14.

THE INSTALLATION, REMOVAL, RELOCATION OR MODIFICATION TO EROSION AND SEDIMENT CONTROL DEVICES MAY BE MADE BY COUNCIL IF DEEMED NECESSARY AND RELEVANT.
15.

EROSION AND SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE TREATMENT AREA IS SUITABLY STABILISED/VEGETATED.

EARTHWORKS NOTES

1.

ALL EARTHWORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT FNQROC DEVELOPMENT MANUAL SPECIFICATION - S1 'EARTHWORKS'.
2.

FNQROC SPECIFICALLY REFERENCES AS3798 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS' IN RELATION TO ALL EARTHWORKS INCLUDING APPROPRIATE METHODS OF TESTING, FREQUENCY OF TESTING AND REPORTING PROCEDURES. 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.
3.

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).
4.

ALL BATTERS, TEMPORARY OR PERMANENT, STEEPER THAN 1H:4V OR HIGHER THAN 1.5m MUST BE INSPECTED WITHIN 24HRS OF EXCAVATION AND CERTIFIED BY AN RPEQ GEOTECHNICAL ENGINEER TO CONFIRM THEIR SHORT TERM AND LONG TERM STABILITIES.
5.

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.
6.

NO VEGETATION SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE SUPERINTENDENT UNLESS NOTED ON THE PROJECT DRAWINGS.
7.

ALL VEGETAL MATTER, TOPSOIL AND OTHER UNSUITABLE MATERIAL SHALL BE STRIPPED/REMOVED FROM AREAS TO BE EXCAVATED OR FILLED. ALL VEGETAL MATTER AND UNSUITABLE MATERIAL SHALL BE DISPOSE OF OFF-SITE UNLESS ADVISED OTHERWISE BY THE SUPERINTENDENT. TOPSOIL SHALL BE STOCKPILED ON-SITE FOR REUSE. SURPLUS TOPSOIL SHALL BE DISPOSED OF OFF-SITE.
8.

SHOULD ANY SOFT OR UNSUITABLE MATERIAL BE IDENTIFIED, THE CONTRACTOR SHALL INFORM THE SUPERINTENDENT IMMEDIATELY AND SEEK THE ADVICE OF THE SUPERINTENDENT OR GITA.
9.

COMPACT FILL TO 95% DRY DENSITY RATIO IN LAYERS OF THICKNESS APPROPRIATE TO THE COMPACTION PLANT EMPLOYED BUT NOT EXCEEDING 300mm.
10.

AL DISTURBED AREAS SHALL BE GRASS SEEDED, HYDROMULCHED OR LANDSCAPED.

CONCRETE NOTES

1.

ALL CONCRETE BE IN ACCORDANCE WITH AS 3600 CONCRETE STRUCTURE CODE.
2.

ALL REINFORCING SHALL BE IN ACCORDANCE WITH AS 4671.
3.

ALL FORMWORK AND FALSE WORK SHALL CONFORM TO AS 3610.
4.

CONCRETE SHALL BE CURED TO AS 3799 FOR NOP LESS THAN 7 DAYS.

DRAINAGE NOTES

1.

POLYPROPYLENE PIPES SHALL BE CLASS SN8, UNLESS NOTED OTHERWISE.
2.

INSTALLATION OF POLYPROPYLENE AND PVC PIPES SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 2566 AND MANUFACTURERS SPECIFICATIONS.
3.

ALL PIPES TO BE LAID AT 1% MINIMUM GRADE, UNLESS NOTED OTHERWISE.

SITE SPECIFIC NOTES

1.

THESE PLANS ARE TO READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY GEO DESIGN. IN PARTICULAR ALL BATTER TREATMENTS ARE TO BE AS PER GEO DESIGN RECOMMENDATIONS.
2.

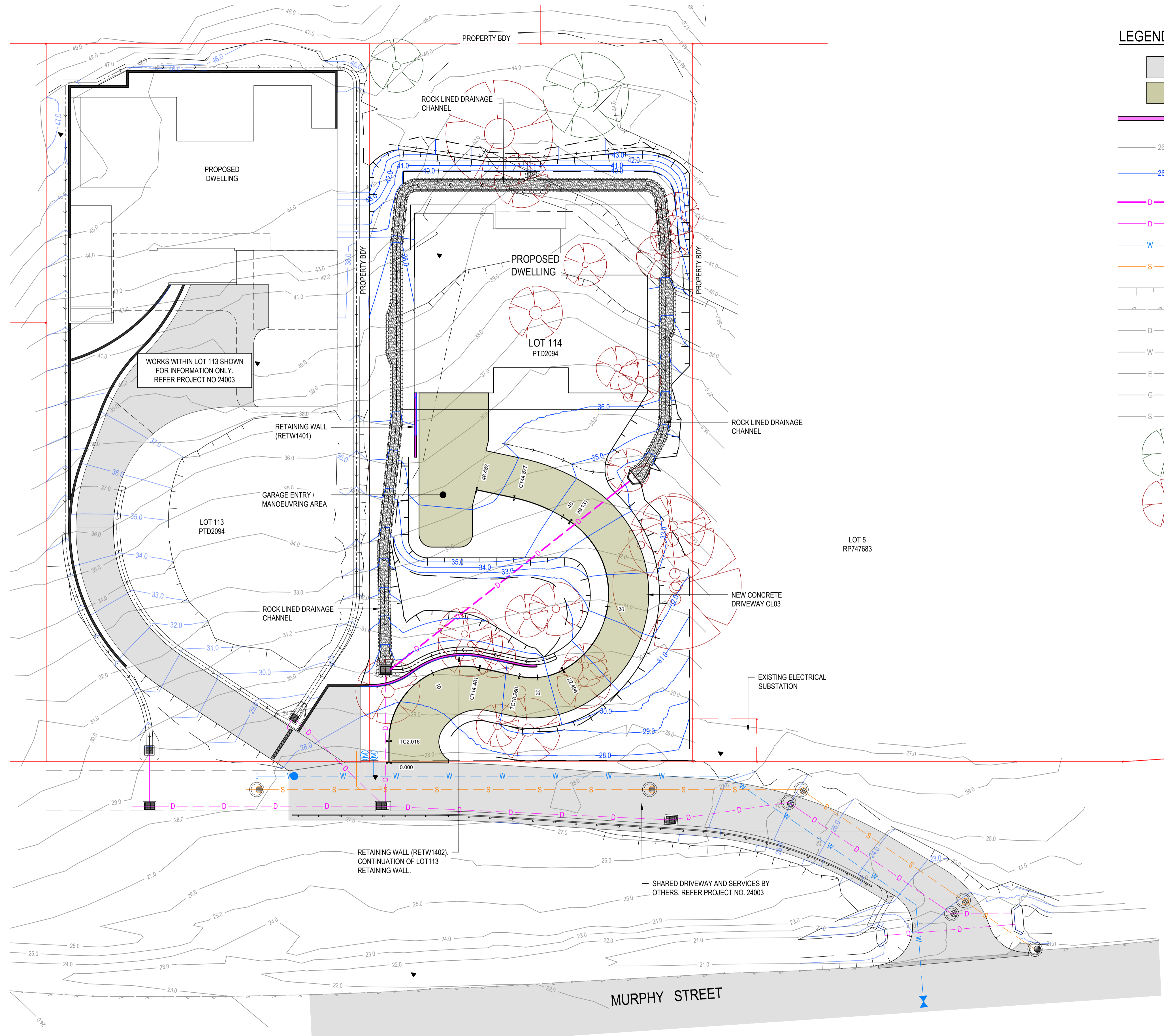
STRIPPED VEGETATION IS TO BE REMOVED FROM SITE AND NOT STOCKPILED.

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| DESIGNED G. BROWNING | DRAWN G. BROWNING | CHECKED G. APPLIN | PROJECT KYRENIA RESIDENCE 14 MURPHY STREET (LOT 114 PTD2094) TITLE STANDARD NOTES | STATUS FOR APPROVAL | |
| | | | | SCALE (AT FULL SIZE) - | SIZE A1 |
| | | | | DRAWING NUMBER 24004-C002 | REVISION A |

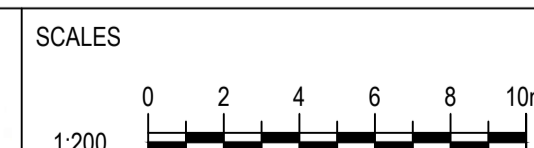


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|---|--|
|  | DRIVEWAY (BY OTHERS) |
|  | NEW CONCRETE DRIVEWAY |
|  | NEW RETAINING WALL |
|  | EXISTING SURFACE CONTOURS (1.0m INTERVAL) |
|  | NEW SURFACE CONTOURS (1.0m INTERVAL) |
|  | NEW DRAINAGE LINE |
|  | DRAINAGE LINE (BY OTHERS) |
|  | WATER MAIN (BY OTHERS) |
|  | SEWER MAIN (BY OTHERS) |
|  | EXISTING TOP OF BANK |
|  | EXISTING ROAD SHOULDER |
|  | EXISTING DRAINAGE LINE |
|  | EXISTING WATER MAIN |
|  | EXISTING ELECTRICITY (U/G) |
|  | EXISTING GAS MAIN |
|  | EXISTING SEWER MAIN |
|  | EXISTING TREE TO BE RETAINED |
|  | EXISTING TREE TO BE REMOVED |

1. REFER DRG 24004-C002 FOR STANDARD NOTES.

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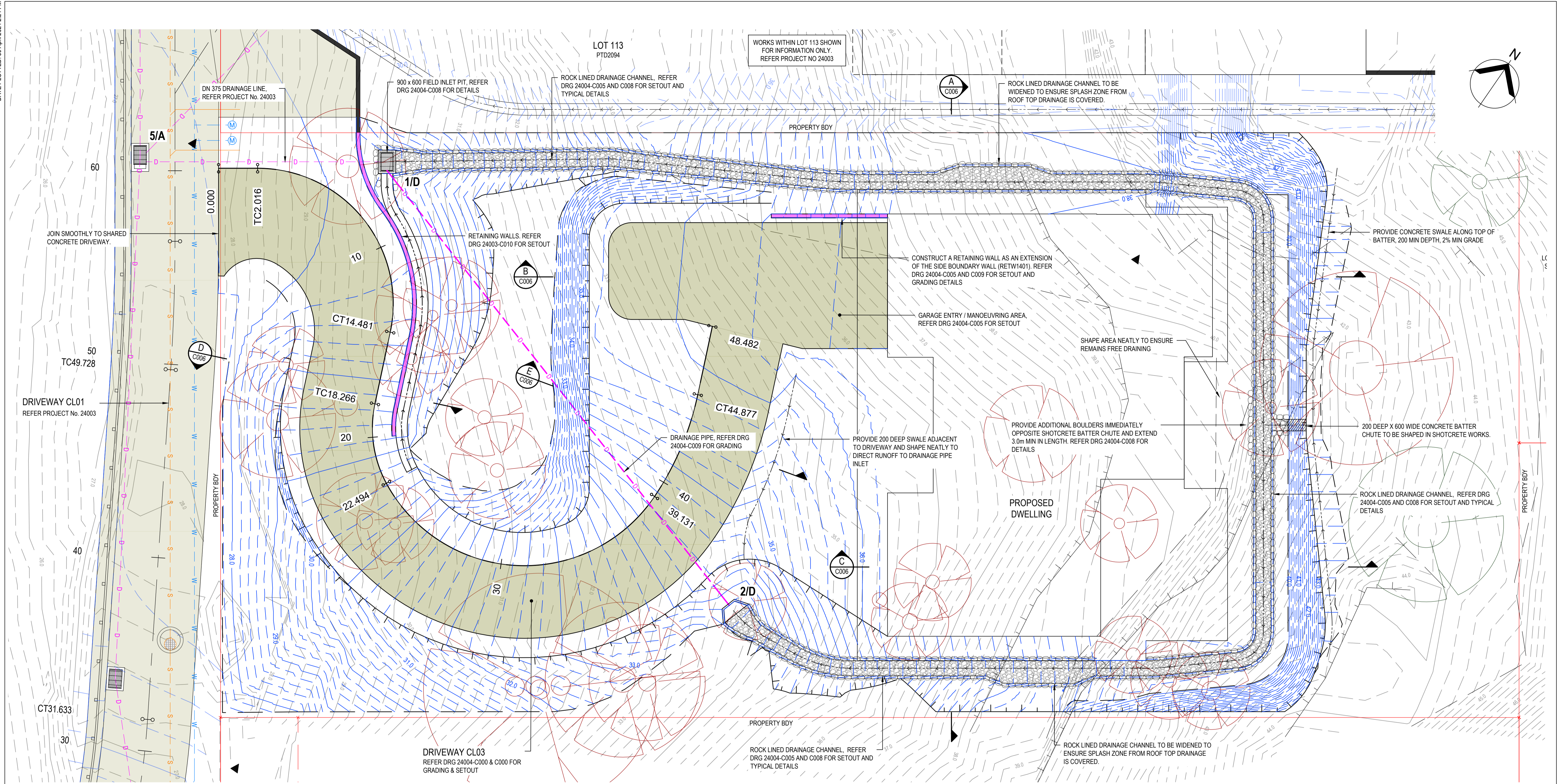
GEORGE ARGYROU

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|----------|-------------|
| DESIGNED | G. BROWNING |
| DRAWN | G. BROWNING |
| CHECKED | G. APPLIN |

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|---------|---|
| PROJECT | KYRENIA RESIDENCE 14 MURPHY STREET (LOT 114 PTD2094) |
| TITLE | OVERALL SITE PLAN |

STATUS
FOR APPROVAL

| | | |
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| SCALE (AT FULL SIZE) 1:200 | | SIZE A1 |
| DRAWING NUMBER 24004-C003 | | REVISION A |



LEGEND

| | | | | | |
|--|---------------------------------|--|----------------------------|--|---|
| | SHARED DRIVEWAY (BY OTHERS) | | NEW DRAINAGE LINE | | NEW SURFACE CONTOURS (0.2m INTERVAL, INDEXED AT 1.0m) |
| | NEW CONCRETE DRIVEWAY | | EXISTING TOP OF BANK | | EXISTING SURFACE CONTOURS (0.2m INTERVAL, INDEXED AT 1.0m) |
| | NEW ROCK LINED DRAINAGE CHANNEL | | DRAINAGE LINE (BY OTHERS) | | EXISTING TREE TO BE RETAINED |
| | NEW TOP OF BATTER | | WATER MAIN (BY OTHERS) | | EXISTING TREE TO BE REMOVED |
| | NEW DRAINAGE PATH | | SEWER MAIN (BY OTHERS) | | |
| | NEW RETAINING WALL | | EXISTING ELECTRICITY (U/G) | | |

NOTES

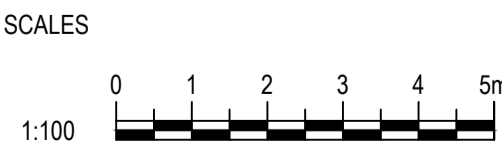
- REFER DRG 24004-C002 FOR STANDARD NOTES.
- A 3D DIGITAL TERRAIN MODEL TO BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION.



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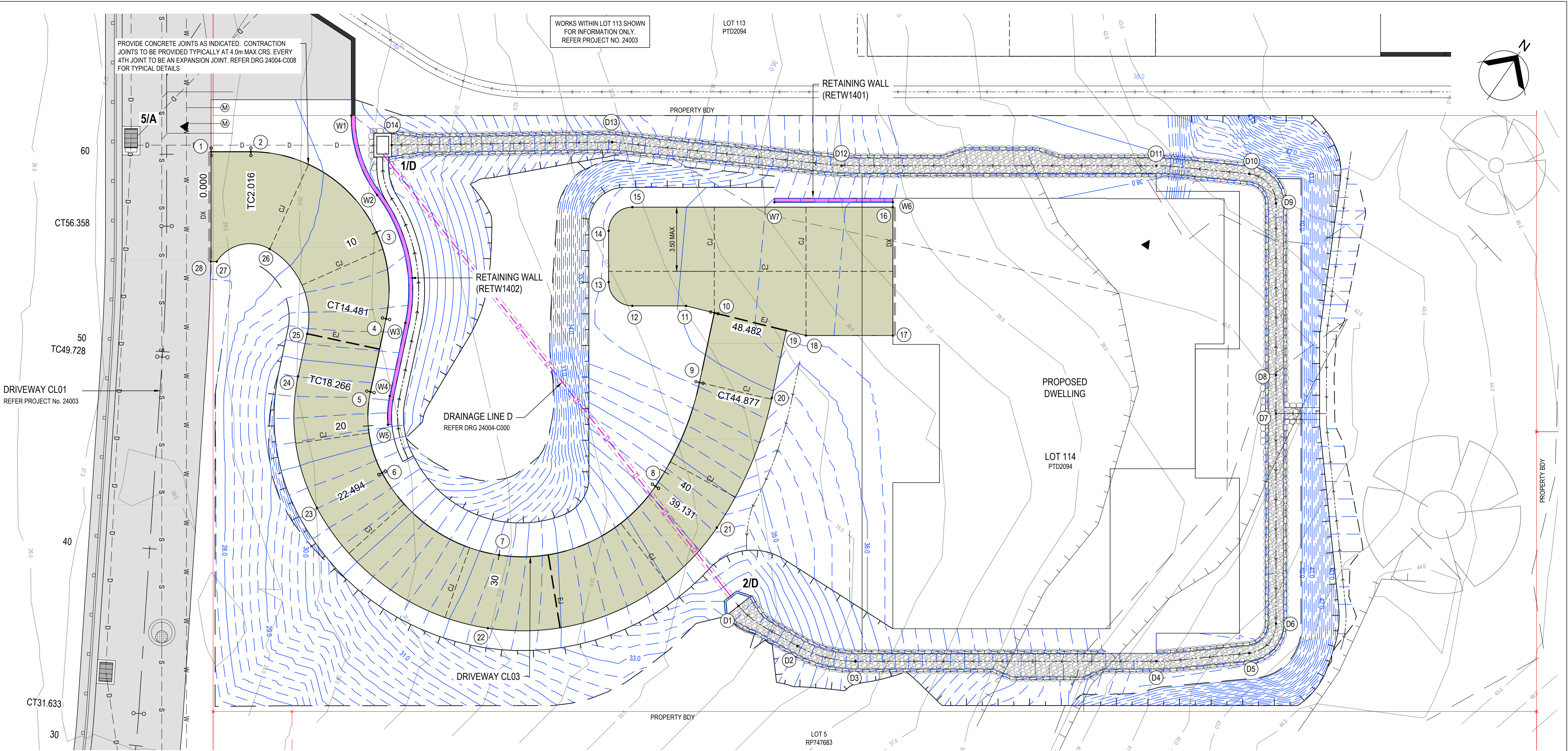
CLIENT
GEORGE ARGYROU

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

PROJECT
KYRENIA RESIDENCE
14 MURPHY STREET (LOT 114 PTD2094)
TITLE
GENERAL ARRANGEMENT PLAN

STATUS
FOR APPROVAL
SCALE (AT FULL SIZE)
1:100
DRAWING NUMBER
24004-C004

SIZE
A1
REVISION
A



SETOUT POINTS - DRIVEWAY

| POINT | EASTING | NORTHING | |
|-------|------------|-------------|--------|
| 1 | 336080.938 | 8177253.438 | 27.823 |
| 2 | 336082.598 | 8177254.583 | 27.884 |
| 3 | 336090.152 | 8177254.836 | 28.123 |
| 4 | 336093.036 | 8177251.507 | 28.484 |
| 5 | 336094.489 | 8177248.012 | 29.316 |
| 6 | 336097.299 | 8177244.972 | 30.373 |
| 7 | 336104.540 | 8177244.906 | 32.250 |
| 8 | 336109.084 | 8177252.271 | 34.533 |
| 9 | 336107.937 | 8177257.866 | 35.835 |
| 10 | 336106.554 | 8177261.195 | 36.095 |
| 11 | 336105.173 | 8177260.673 | 36.021 |
| 12 | 336102.932 | 8177259.127 | 35.885 |
| 13 | 336101.263 | 8177259.434 | 35.819 |
| 14 | 336099.787 | 8177261.573 | 35.813 |

| POINT | EASTING | NORTHING | |
|-------|------------|-------------|--------|
| 15 | 336100.094 | 8177263.243 | 35.864 |
| 16 | 336110.958 | 8177270.736 | 36.520 |
| 17 | 336114.650 | 8177265.384 | 36.520 |
| 18 | 336111.029 | 8177262.887 | 36.332 |
| 19 | 336110.063 | 8177262.522 | 36.281 |
| 20 | 336111.400 | 8177259.305 | 35.947 |
| 21 | 336112.834 | 8177252.312 | 34.845 |
| 22 | 336106.185 | 8177241.536 | 32.362 |
| 23 | 336095.593 | 8177241.632 | 30.393 |
| 24 | 336091.026 | 8177246.573 | 29.193 |
| 25 | 336090.178 | 8177248.613 | 28.668 |
| 26 | 336086.180 | 8177251.066 | 27.920 |
| 27 | 336084.333 | 8177249.019 | 27.828 |
| 28 | 336084.083 | 8177248.853 | 27.796 |

SETOUT POINTS - DRAIN *

| POINT | EASTING | NORTHING | |
|-------|------------|-------------|--------|
| D1 | 336115.991 | 8177249.673 | 33.360 |
| D2 | 336119.587 | 8177249.697 | 34.325 |
| D3 | 336122.471 | 8177250.736 | 35.361 |
| D4 | 336135.005 | 8177259.381 | 39.486 |
| D5 | 336138.642 | 8177262.395 | 39.543 |
| D6 | 336138.908 | 8177264.392 | 39.570 |
| D7 | 336132.865 | 8177273.152 | 39.700 |
| D8 | 336131.760 | 8177274.754 | 39.750 |
| D9 | 336126.823 | 8177281.912 | 39.593 |
| D10 | 336124.862 | 8177282.372 | 39.571 |
| D11 | 336120.753 | 8177280.043 | 37.744 |
| D12 | 336107.627 | 8177270.989 | 36.755 |
| D13 | 336097.380 | 8177265.373 | 33.462 |
| D14 | 336088.273 | 8177258.910 | 29.576 |

* SETOUT AND LEVELS PROVIDED ARE INDICATIVE ONLY AND MUST BE DETERMINED ON SITE

SETOUT POINTS - RETAINING WALL **

| POINT | EASTING | NORTHING | |
|-------|------------|-------------|--------------------|
| W1 | 336085.744 | 8177258.981 | 29.92 T 28.07 B |
| W2 | 336089.104 | 8177256.410 | 29.20 T 28.10 B |
| W3 | 336093.960 | 8177251.891 | 29.92 T 28.51 B |
| W4 | 336095.412 | 8177248.396 | 29.92 T 29.33 B |
| W5 | 336096.164 | 8177247.142 | 29.92 T 29.77 B |
| W6 | 336110.816 | 8177270.941 | 38.12 T 36.52 B |
| W7 | 336105.878 | 8177267.535 | 36.42 T 36.22 B |

** 'T' DENOTES LEVEL AT TOP OF WALL
'B' DENOTES SURFACE LEVEL AT BASE OF WALL

LEGEND

| | | | |
|--|---|--|-------------------------------------|
| | DRIVEWAY (BY OTHERS) | | CONCRETE JOINT - CONTRACTION JOINT |
| | NEW CONCRETE DRIVEWAY | | CONCRETE JOINT - EXPANSION JOINT |
| | NEW RETAINING WALL | | CONCRETE JOINT - CONNECTION TO BLDG |
| | SETOUT POINT | | NEW DRAINAGE LINE |
| | EXISTING SURFACE CONTOURS (1.0m INTERVAL) | | DRAINAGE LINE (BY OTHERS) |
| | NEW SURFACE CONTOURS (0.2m INTERVAL, INDEXED AT 1.0m) | | WATER MAIN (BY OTHERS) |
| | | | SEWER MAIN (BY OTHERS) |

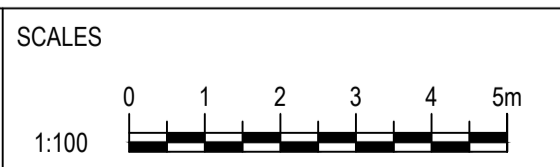
NOTES

- REFER DRG 24004-C002 FOR STANDARD NOTES.
- REFER DRG 24004-C008 FOR TYPICAL CONCRETE JOINT DETAILS
- A 3D DIGITAL TERRAIN MODEL TO BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION.



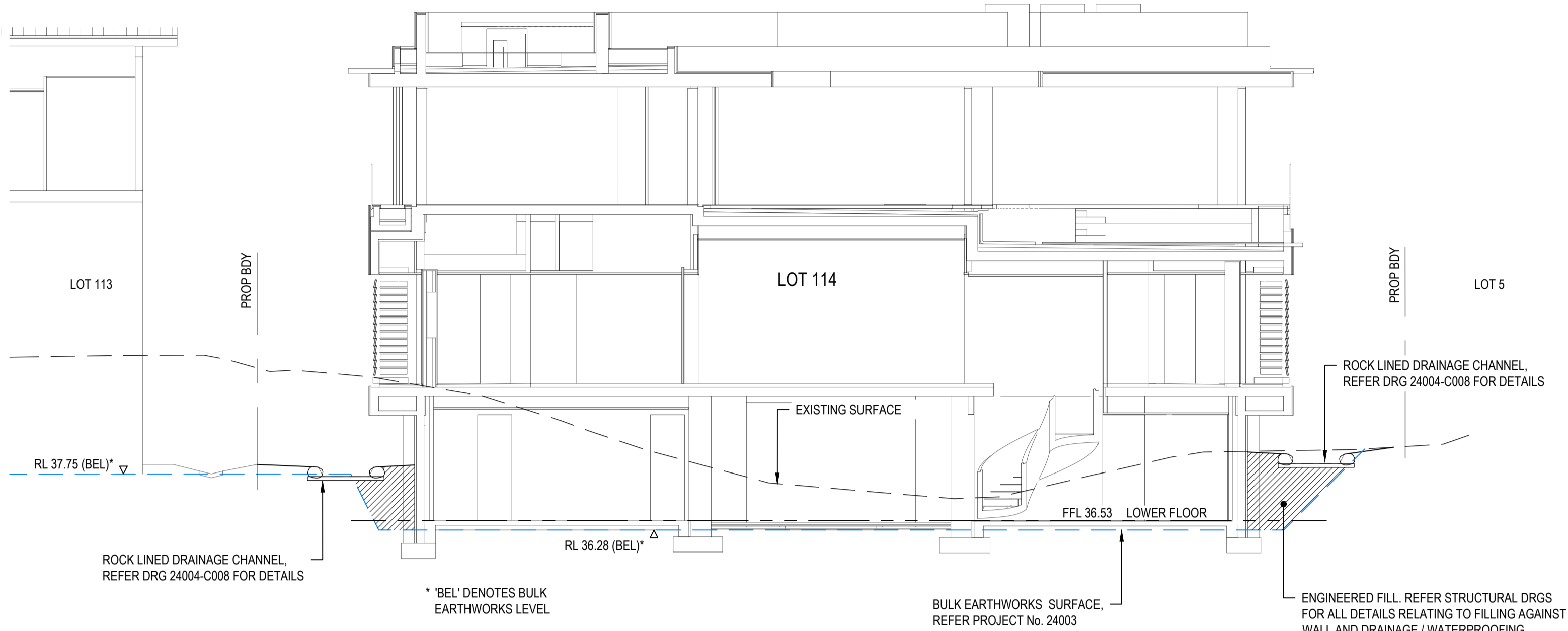
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| | | | | |
| A | ISSUED FOR APPROVAL | GB | GA | 01/05/24 |
| REV | DESCRIPTION | DRN | APP | DATE |
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| | | G. APPLIN | 6073 | |

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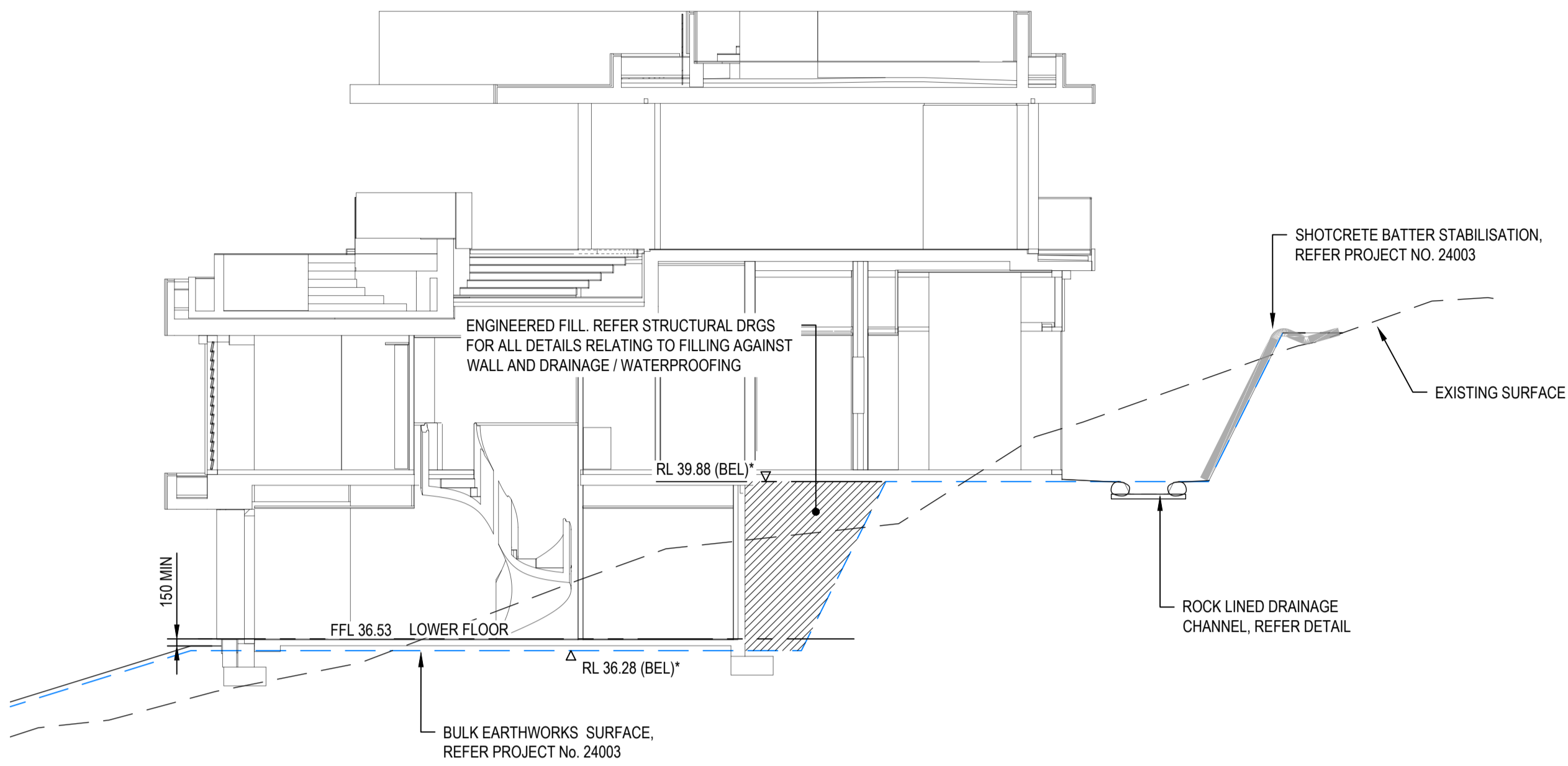


| | | | |
|----------------|-------------|------------------------------------|----------------------|
| CLIENT | DESIGNED | PROJECT | STATUS |
| GEORGE ARGYROU | G. BROWNING | KYRENIA RESIDENCE | FOR APPROVAL |
| | DRAWN | 14 MURPHY STREET (LOT 114 PTD2094) | SCALE (AT FULL SIZE) |
| | G. BROWNING | | 1:100 |
| | CHECKED | TITLE | DRAWING NUMBER |
| | G. APPLIN | SETOUT PLAN | 24004-C005 |

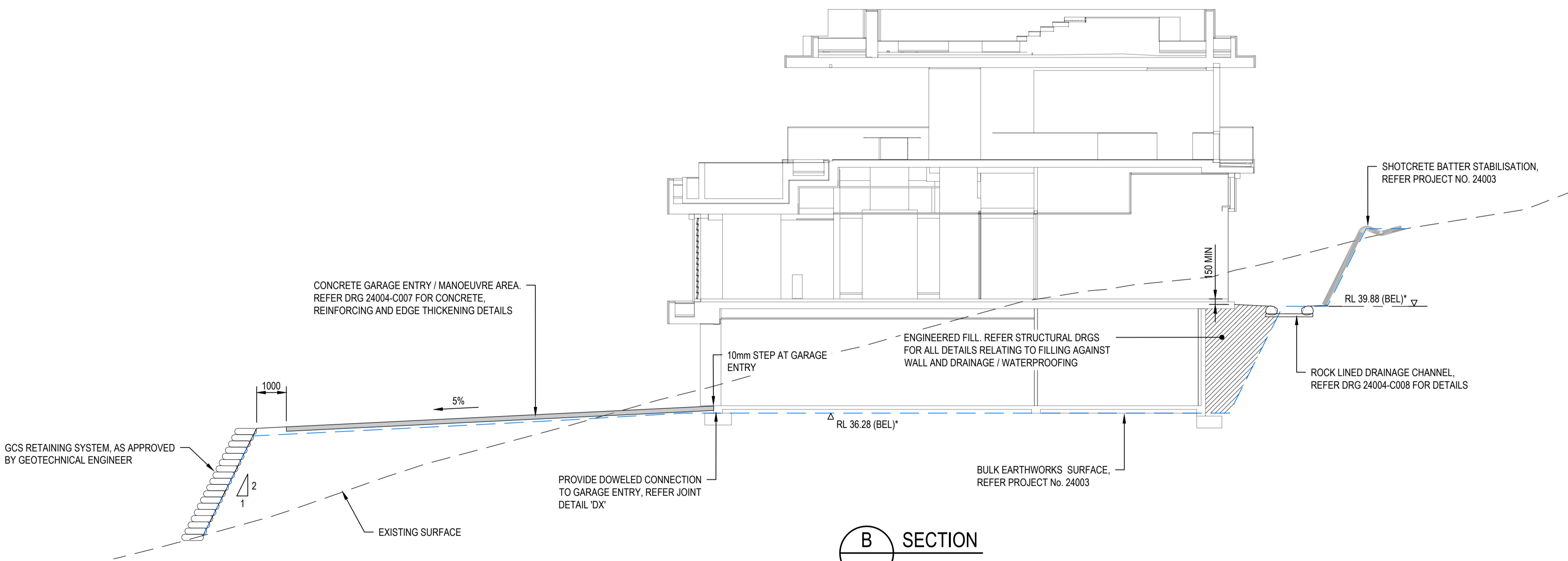
| | |
|------|----------|
| SIZE | REVISION |
| A1 | A |



A SECTION
C004 SCALE 1 : 100



C SECTION
C004 SCALE 1 : 100



B SECTION
C004 SCALE 1 : 100

| | | | | |
|--|---------------------|---------------|-----|----------|
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| A | ISSUED FOR APPROVAL | GB | GA | 01/05/24 |
| REV | DESCRIPTION | DRN | APP | DATE |
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| | | G. APPLIN | | 6073 |

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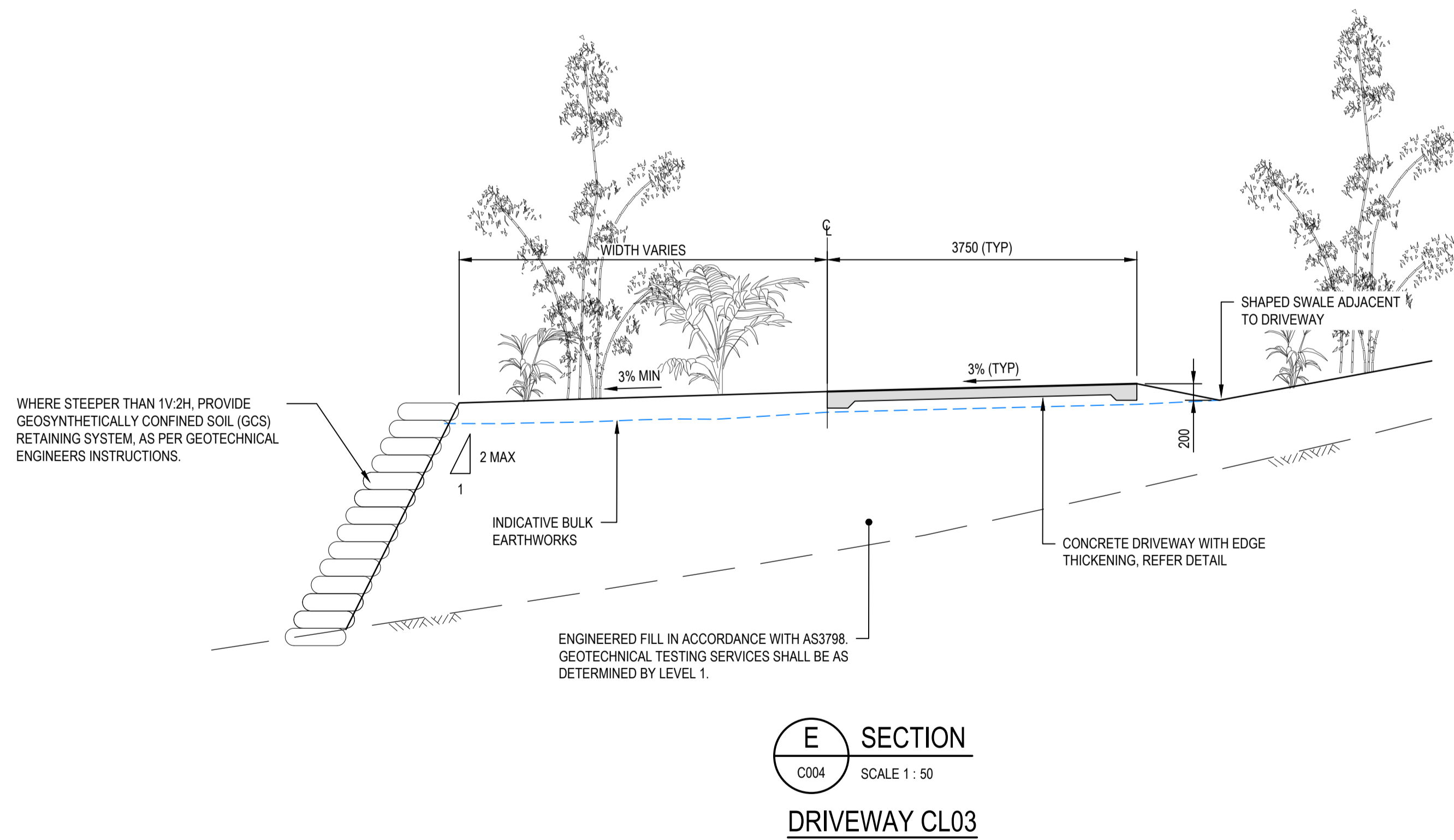


CLIENT
GEORGE ARGYROU

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

PROJECT
KYRENIA RESIDENCE
14 MURPHY STREET (LOT 114 PTD2094)
TITLE
SITE SECTIONS

| | |
|-------------------------------------|----------------------|
| STATUS FOR APPROVAL | |
| SCALE (AT FULL SIZE) AS SHOWN | SIZE A1 |
| DRAWING NUMBER 24004-C006 | REVISION A |



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| |
|--------|
| SCALES |
|--------|



| |
|--------|
| CLIENT |
|--------|

GEORGE ARGYROU

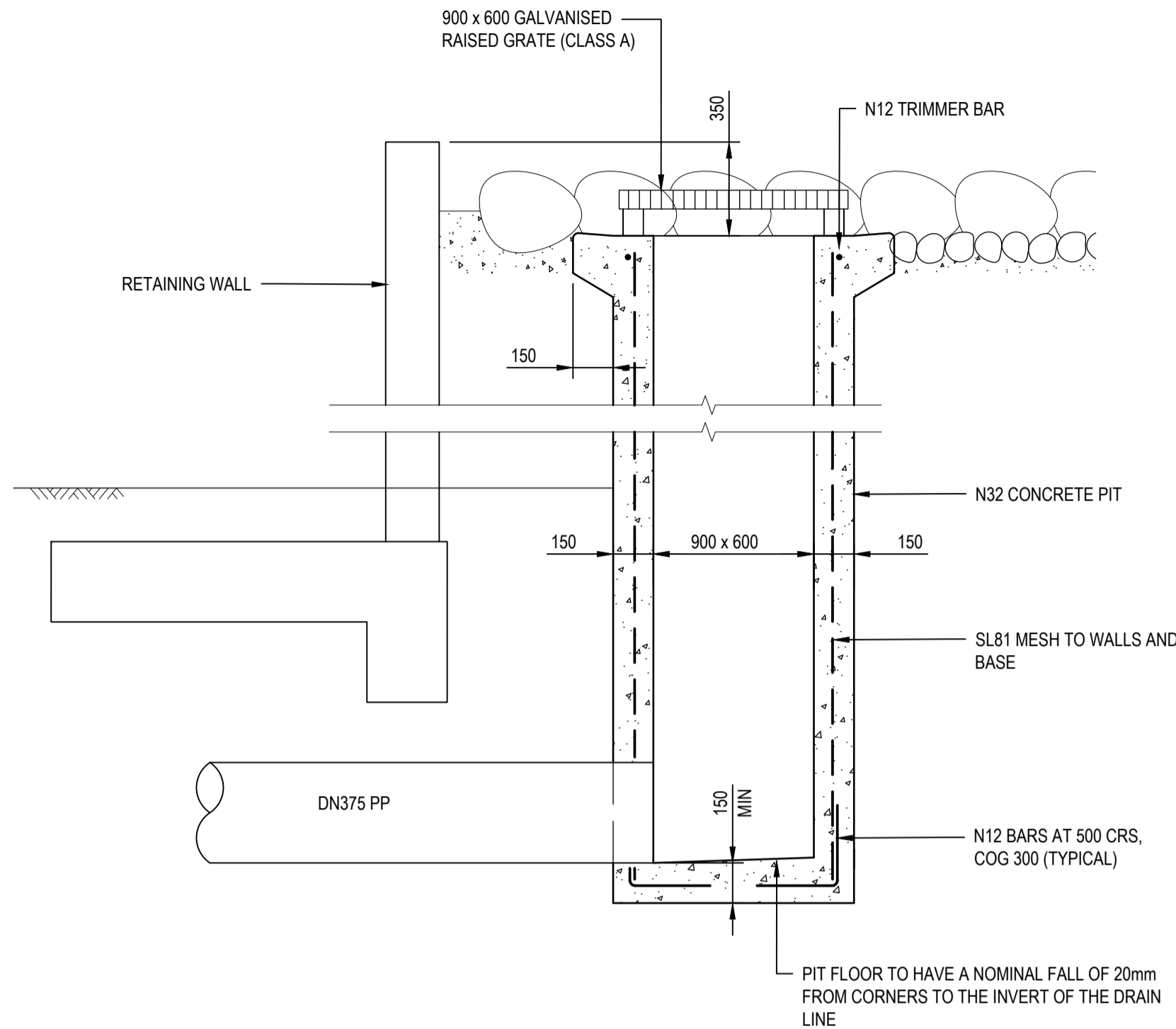
CHECKED
G. APPLIN

| | |
|---------|---|
| PROJECT | KYRENIA RESIDENCE |
| | 14 MURPHY STREET (LOT 114 PTD2094) |
| TITLE | TYPE SECTIONS AND DETAILS |

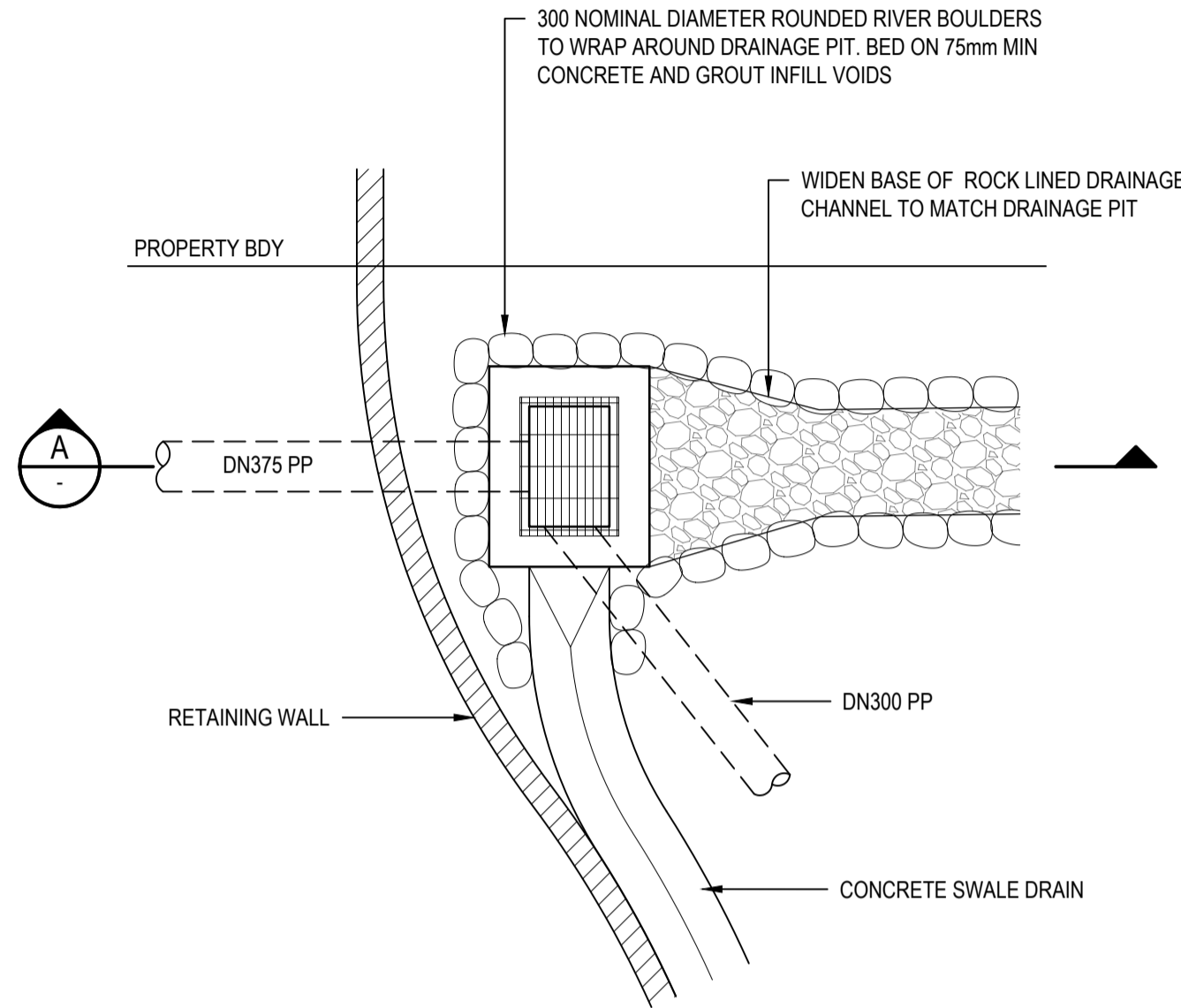
STATUS
FOR APPROVAL

| | |
|----------------------|-----------|
| SCALE (AT FULL SIZE) | SIZE |
| AS SHOWN | A1 |

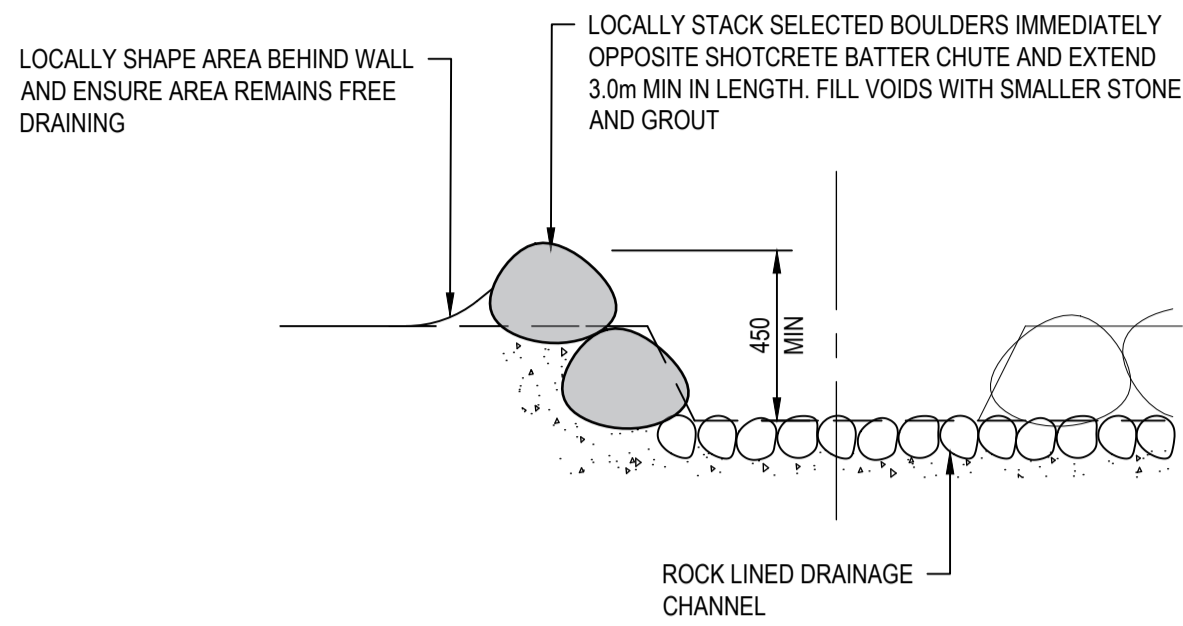
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|-------------------|----------|
| DRAWING NUMBER | REVISION |
| 24004-C007 | A |



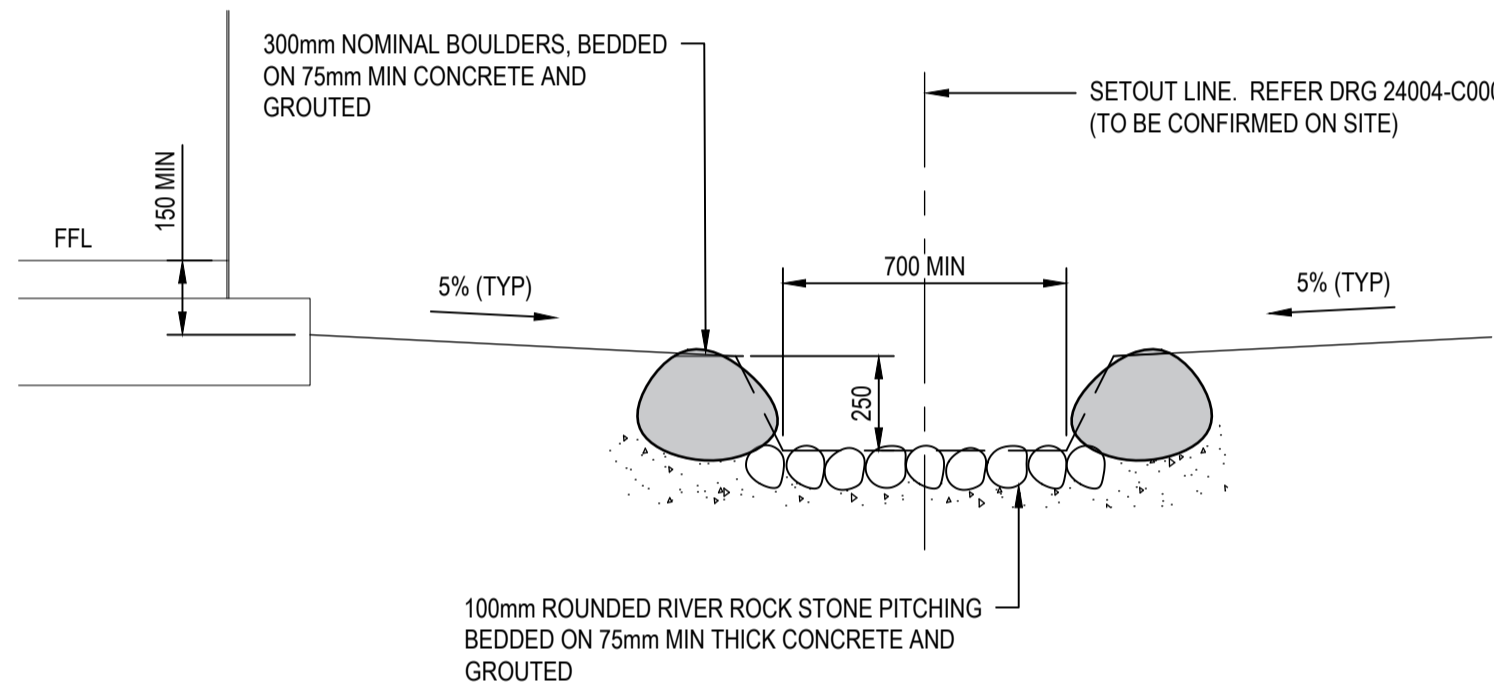
A SECTION
SCALE 1 : 20



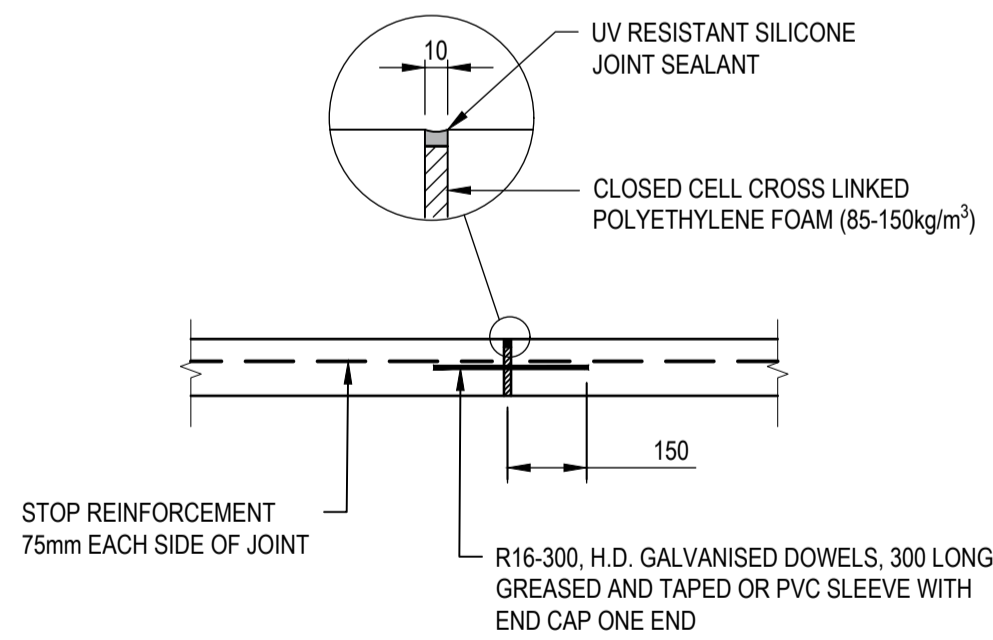
FIELD INLET PIT (1/D)
SCALE 1:50



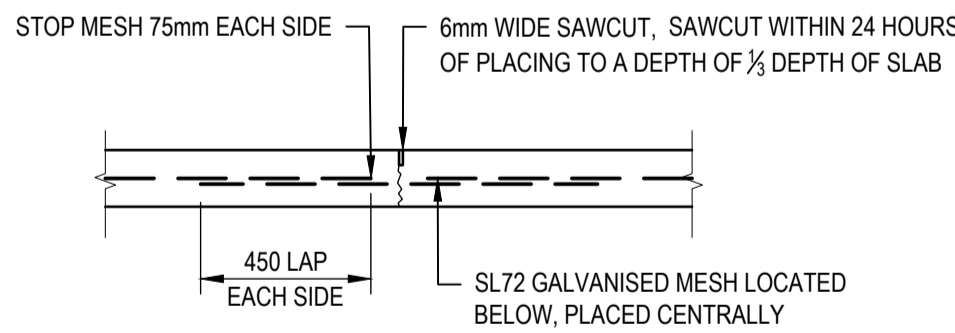
BATTER CHUTE PROTECTION
SCALE 1:20



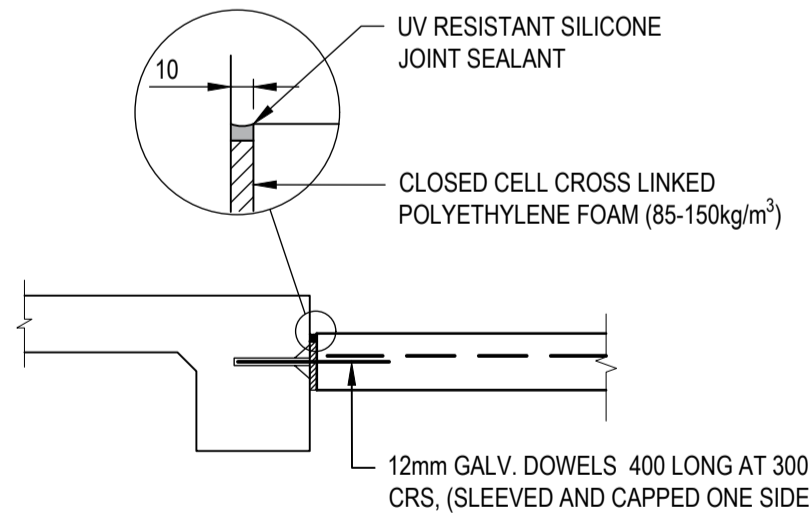
ROCK LINED DRAINAGE CHANNEL
SCALE 1:20



EXPANSION JOINT (EJ)
NOT TO SCALE



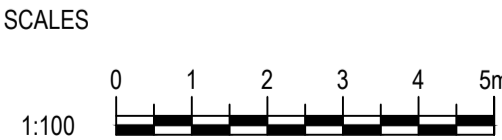
CONTRACTION JOINT (CJ)
NOT TO SCALE



CONNECTION TO BUILDING (DX)
NOT TO SCALE

| | | | | |
|--|-------------|---------------|-----|----------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| REV | DESCRIPTION | GB | GA | 01/05/24 |
| | | DRN | APP | DATE |
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| | | G. APPLIN | | 6073 |

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CLIENT
GEORGE ARGYROU

DESIGNED
G. BROWNING

DRAWN
G. BROWNING

CHECKED
G. APPLIN

PROJECT
KYRENIA RESIDENCE
14 MURPHY STREET (LOT 114 PTD2094)

TITLE
MISCELLANEOUS DETAILS

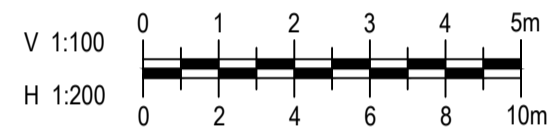
STATUS
FOR APPROVAL

SCALE (AT FULL SIZE)
AS SHOWN

SIZE
A1

DRAWING NUMBER
24004-C008

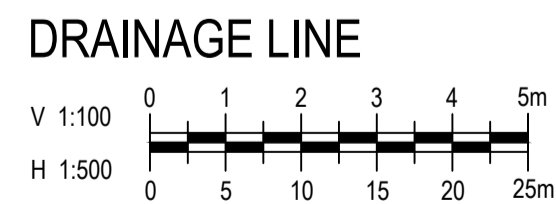
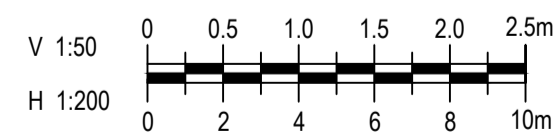
REVISION
A



HORIZ CURVE DATA

DATUM RL. 23.00

| CHAINAGE | EXISTING SURFACE | BOTTOM OF WALL | TOP OF WALL |
|----------|------------------|----------------|-------------|
| 0.00 | 28.659 | 28.115 | 29.920 |
| 0.916 | 28.654 | 28.058 | 29.920 |
| 5.109 | 30.101 | 28.106 | 29.920 |
| 10.000 | 30.442 | 28.299 | 29.920 |
| 11.949 | 30.312 | 28.512 | 29.920 |
| 15.000 | 30.035 | 29.153 | 29.920 |
| 15.733 | 29.969 | 29.333 | 29.920 |
| 17.200 | 28.879 | 29.770 | 29.920 |



1. REFER DRG 24004-C002 FOR STANDARD NOTES.

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GEORGE ARGYROU

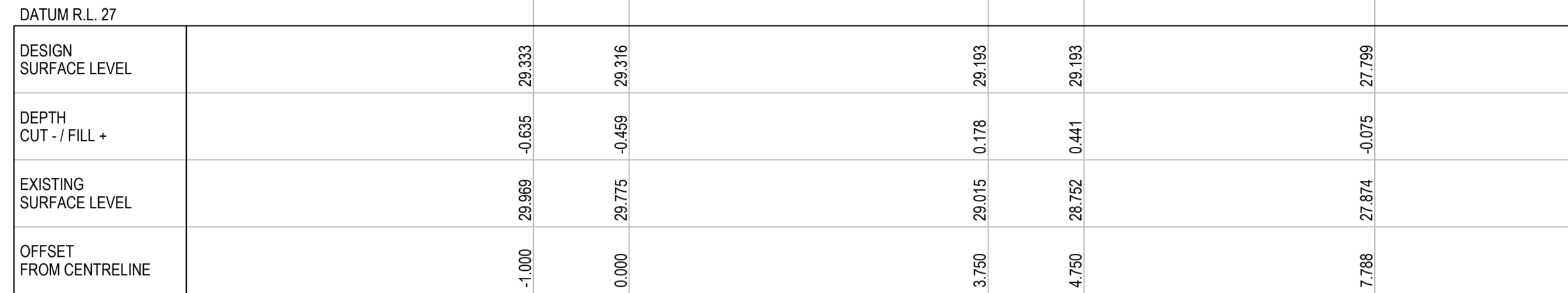
PROJECT
KYRENIA RESIDENCE
14 MURPHY STREET (LOT 114 PTD2094)

TITLE
LONGITUDINAL SECTIONS

SIZE
A1

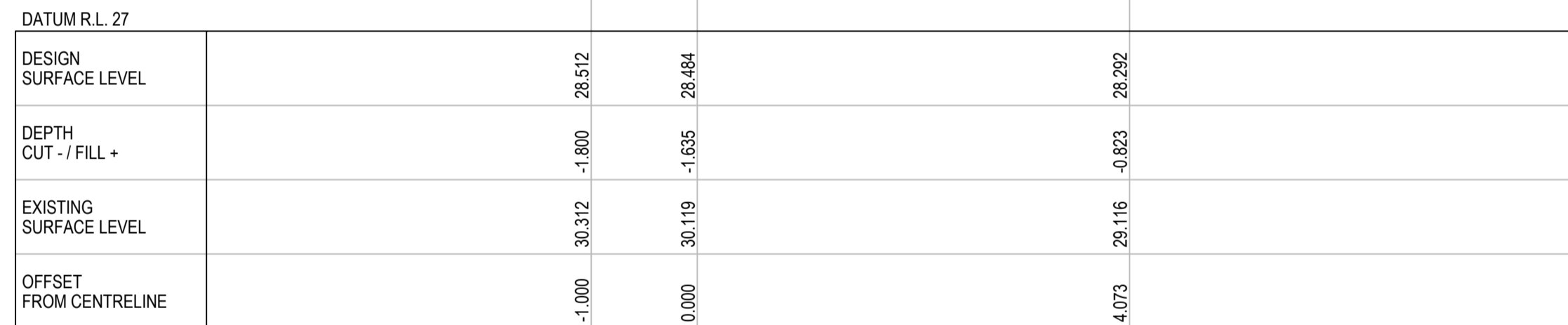
REVISION

A

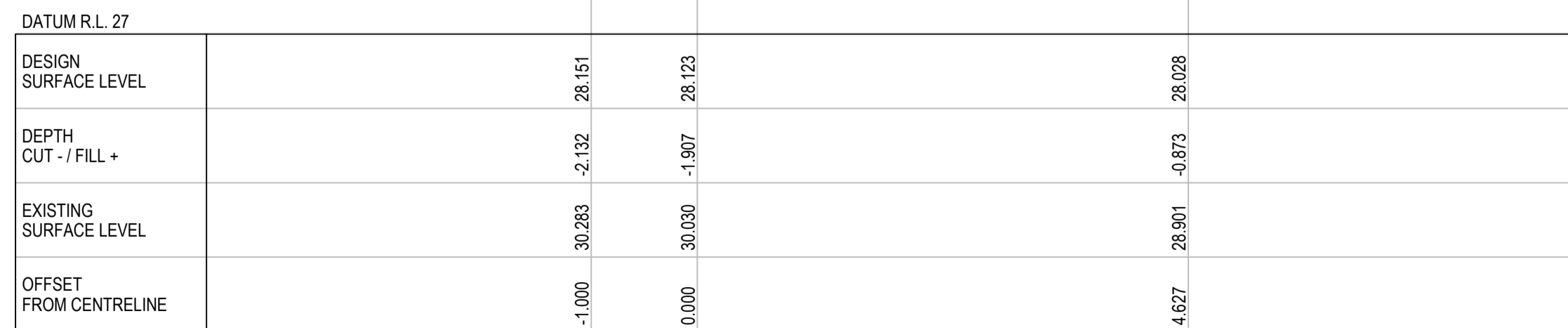


A cross-section diagram of a road profile. The profile starts with a 3.7% rise, followed by a 3% rise, and then a 0% rise. The right side of the profile shows a 1 in 21 slope. A vertical line labeled 'CTRL LINE' is shown, and a horizontal line labeled 'PROP B'DY' is shown. The diagram is labeled '1' in the top right corner.

| DATUM R.L. 30 | | | | |
|---------------------------|--|--------|--------|--------|
| DESIGN SURFACE LEVEL | | 32.187 | 32.25 | 32.362 |
| DEPTH CUT - / FILL + | | 1.255 | 1.353 | 1.396 |
| EXISTING SURFACE LEVEL | | 30.932 | 30.897 | 30.957 |
| OFFSET FROM CENTRELINE | | -1.698 | 0.000 | 3.750 |
| | | | | 4.750 |
| | | | | 7.713 |



| DATUM R.L. 27 | | | | | |
|------------------------|--------|--------|--------|--|--------|
| DESIGN SURFACE LEVEL | | 30.374 | 30.374 | | 30.383 |
| DEPTH CUT - / FILL + | | 0.304 | 0.675 | | 30.393 |
| EXISTING SURFACE LEVEL | | 30.069 | 29.699 | | 29.006 |
| OFFSET FROM CENTRELINE | -1.900 | | 0.000 | | 3.750 |
| | | | | | 4.750 |
| | | | | | 5.168 |
| | | | | | 29.744 |
| | | | | | 29.558 |
| | | | | | 27.775 |
| | | | | | -0.197 |
| | | | | | 27.972 |
| | | | | | 9.610 |

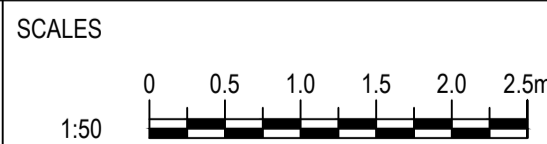


Profile view of the proposed roadway. The vertical axis represents elevation in feet, ranging from 100 to 110. The horizontal axis represents stationing, with labels at 1+00, 1+20, 1+40, 1+60, 1+80, 2+00, 2+20, 2+40, 2+60, 2+80, 3+00, 3+20, 3+40, 3+60, 3+80, 4+00, 4+20, 4+40, 4+60, 4+80, 5+00, 5+20, 5+40, 5+60, 5+80, 6+00, 6+20, 6+40, 6+60, 6+80, 7+00, 7+20, 7+40, 7+60, 7+80, 8+00, 8+20, 8+40, 8+60, 8+80, 9+00, 9+20, 9+40, 9+60, 9+80, 10+00, 10+20, 10+40, 10+60, 10+80, 11+00, 11+20, 11+40, 11+60, 11+80, 12+00, 12+20, 12+40, 12+60, 12+80, 13+00, 13+20, 13+40, 13+60, 13+80, 14+00, 14+20, 14+40, 14+60, 14+80, 15+00, 15+20, 15+40, 15+60, 15+80, 16+00, 16+20, 16+40, 16+60, 16+80, 17+00, 17+20, 17+40, 17+60, 17+80, 18+00, 18+20, 18+40, 18+60, 18+80, 19+00, 19+20, 19+40, 19+60, 19+80, 20+00, 20+20, 20+40, 20+60, 20+80, 21+00, 21+20, 21+40, 21+60, 21+80, 22+00, 22+20, 22+40, 22+60, 22+80, 23+00, 23+20, 23+40, 23+60, 23+80, 24+00, 24+20, 24+40, 24+60, 24+80, 25+00, 25+20, 25+40, 25+60, 25+80, 26+00, 26+20, 26+40, 26+60, 26+80, 27+00, 27+20, 27+40, 27+60, 27+80, 28+00, 28+20, 28+40, 28+60, 28+80, 29+00, 29+20, 29+40, 29+60, 29+80, 30+00, 30+20, 30+40, 30+60, 30+80, 31+00, 31+20, 31+40, 31+60, 31+80, 32+00, 32+20, 32+40, 32+60, 32+80, 33+00, 33+20, 33+40, 33+60, 33+80, 34+00, 34+20, 34+40, 34+60, 34+80, 35+00, 35+20, 35+40, 35+60, 35+80, 36+00, 36+20, 36+40, 36+60, 36+80, 37+00, 37+20, 37+40, 37+60, 37+80, 38+00, 38+20, 38+40, 38+60, 38+80, 39+00, 39+20, 39+40, 39+60, 39+80, 40+00, 40+20, 40+40, 40+60, 40+80, 41+00, 41+20, 41+40, 41+60, 41+80, 42+00, 42+20, 42+40, 42+60, 42+80, 43+00, 43+20, 43+40, 43+60, 43+80, 44+00, 44+20, 44+40, 44+60, 44+80, 45+00, 45+20, 45+40, 45+60, 45+80, 46+00, 46+20, 46+40, 46+60, 46+80, 47+00, 47+20, 47+40, 47+60, 47+80, 48+00, 48+20, 48+40, 48+60, 48+80, 49+00, 49+20, 49+40, 49+60, 49+80, 50+00, 50+20, 50+40, 50+60, 50+80, 51+00, 51+20, 51+40, 51+60, 51+80, 52+00, 52+20, 52+40, 52+60, 52+80, 53+00, 53+20, 53+40, 53+60, 53+80, 54+00, 54+20, 54+40, 54+60, 54+80, 55+00, 55+20, 55+40, 55+60, 55+80, 56+00, 56+20, 56+40, 56+60, 56+80, 57+00, 57+20, 57+40, 57+60, 57+80, 58+00, 58+20, 58+40, 58+60, 58+80, 59+00, 59+20, 59+40, 59+60, 59+80, 60+00, 60+20, 60+40, 60+60, 60+80, 61+00, 61+20, 61+40, 61+60, 61+80, 62+00, 62+20, 62+40, 62+60, 62+80, 63+00, 63+20, 63+40, 63+60, 63+80, 64+00, 64+20, 64+40, 64+60, 64+80, 65+00, 65+20, 65+40, 65+60, 65+80, 66+00, 66+20, 66+40, 66+60, 66+80, 67+00, 67+20, 67+40, 67+60, 67+80, 68+00, 68+20, 68+40, 68+60, 68+80, 69+00, 69+20, 69+40, 69+60, 69+80, 70+00, 70+20, 70+40, 70+60, 70+80, 71+00, 71+20, 71+40, 71+60, 71+80, 72+00, 72+20, 72+40, 72+60, 72+80, 73+00, 73+20, 73+40, 73+60, 73+80, 74+00, 74+20, 74+40, 74+60, 74+80, 75+00, 75+20, 75+40, 75+60, 75+80, 76+00, 76+20, 76+40, 76+60, 76+80, 77+00, 77+20, 77+40, 77+60, 77+80, 78+00, 78+20, 78+40, 78+60, 78+80, 79+00, 79+20, 79+40, 79+60, 79+80, 80+00, 80+20, 80+40, 80+60, 80+80, 81+00, 81+20, 81+40, 81+60, 81+80, 82+00, 82+20, 82+40, 82+60, 82+80, 83+00, 83+20, 83+40, 83+60, 83+80, 84+00, 84+20, 84+40, 84+60, 84+80, 85+00, 85+20, 85+40, 85+60, 85+80, 86+00, 86+20, 86+40, 86+60, 86+80, 87+00, 87+20, 87+40, 87+60, 87+80, 88+00, 88+20, 88+40, 88+60, 88+80, 89+00, 89+20, 89+40, 89+60, 89+80, 90+00, 90+20, 90+40, 90+60, 90+80, 91+00, 91+20, 91+40, 91+60, 91+80, 92+00, 92+20, 92+40, 92+60, 92+80, 93+00, 93+20, 93+40, 93+60, 93+80, 94+00, 94+20, 94+40, 94+60, 94+80, 95+00, 95+20, 95+40, 95+60, 95+80, 96+00, 96+20, 96+40, 96+60, 96+80, 97+00, 97+20, 97+40, 97+60, 97+80, 98+00, 98+20, 98+40, 98+60, 98+80, 99+00, 99+20, 99+40, 99+60, 99+80, 100+00, 100+20, 100+40, 100+60, 100+80, 101+00, 101+20, 101+40, 101+60, 101+80, 102+00, 102+20, 102+40, 102+60, 102+80, 103+00, 103+20, 103+40, 103+60, 103+80, 104+00, 104+20, 104+40, 104+60, 104+80, 105+00, 105+20, 105+40, 105+60, 105+80, 106+00, 106+20, 106+40, 106+60, 106+80, 107+00, 107+20, 107+40, 107+60, 107+80, 108+00, 108+20, 108+40, 108+60, 108+80, 109+00, 109+20, 109+40, 109+60, 109+80, 110+00, 110+20, 110+40, 110+60, 110+80, 111+00, 111+20, 111+40, 111+60, 111+80, 112+00, 112+20, 112+40, 112+60, 112+80, 113+00, 113+20, 113+40, 113+60, 113+80, 114+00, 114+20, 114+40, 114+60, 114+80, 115+00, 115+20,

| DATUM R.L. 27 | | | | |
|------------------------|--------|--------|--------|--------|
| DESIGN SURFACE LEVEL | | 29.761 | | |
| DEPTH CUT - / FILL + | | -0.119 | 0.092 | 29.75 |
| EXISTING SURFACE LEVEL | | 29.879 | 29.668 | 29.713 |
| OFFSET FROM CENTRELINE | -1.000 | | 0.000 | 3.750 |
| | | | | 4.750 |
| | | | | 5.067 |
| | | | | 27.786 |

| | | | | |
|--|---------------------|----------------------------|--------------|----------|
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| A | ISSUED FOR APPROVAL | GB | GA | 01/05/24 |
| REV | DESCRIPTION | DRN | APP | DATE |
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M 0414 768 109 | E greg@applinconsulting.com.au



CLIENT

GEORGE ARGYROU

CHECKED
G. APPLIN

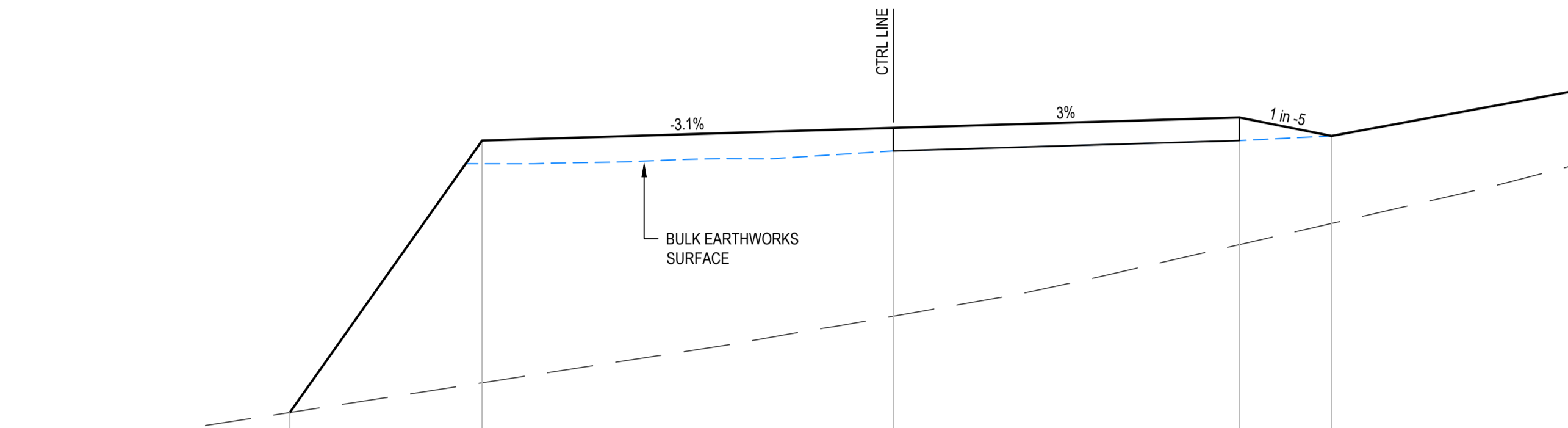
PROJECT
KYRENIA RESIDENCE
14 MURPHY STREET (LOT 114 PTD2094)

TITLE
CROSS SECTIONS - DRIVEWAY CL03
SHEET 1 OF 2

DRAWING NUMBER
24004-C010

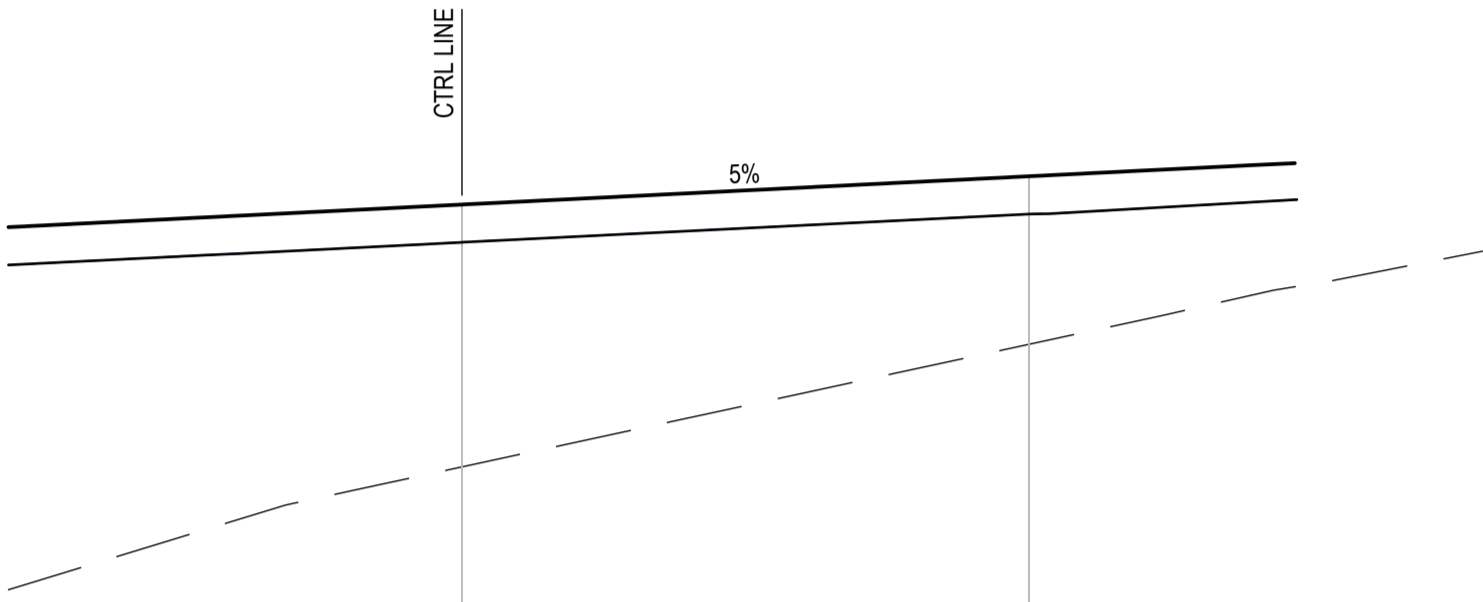
REVISION

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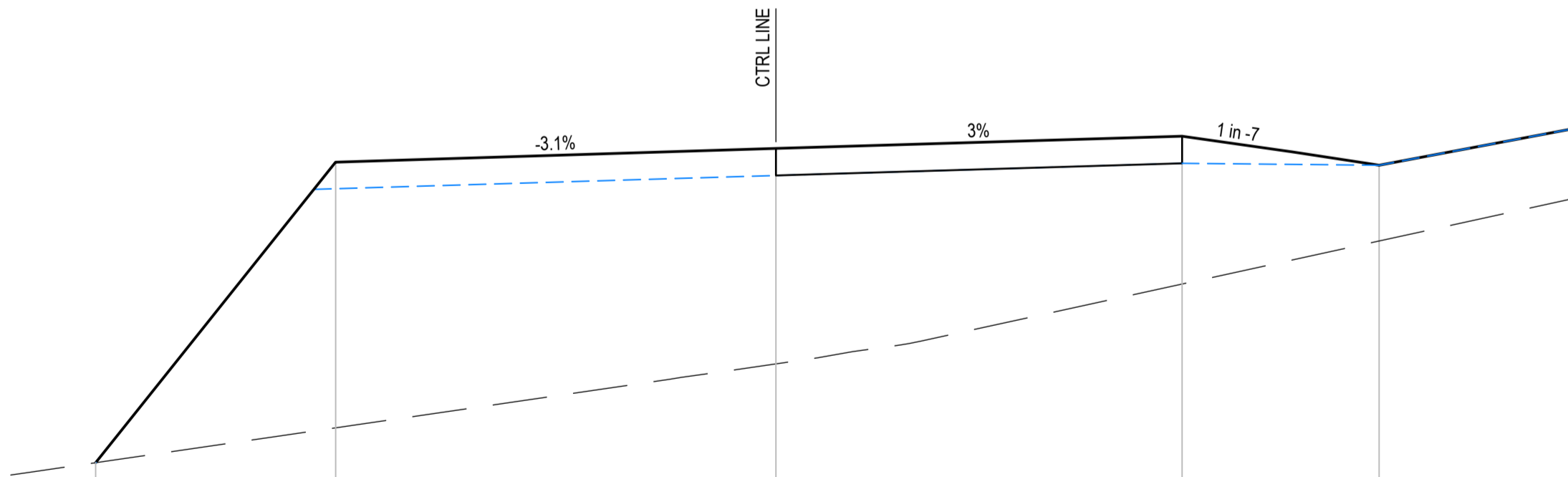
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|------------------------|--|--------|--------|--|
| DATUM R.L. 31 | | | | |
| DESIGN SURFACE LEVEL | | 31.688 | 34.612 | |
| DEPTH CUT - / FILL + | | 0.000 | 2.623 | |
| EXISTING SURFACE LEVEL | | 31.688 | 31.989 | |
| OFFSET FROM CENTRELINE | | -6.543 | -4.459 | |

CH 40



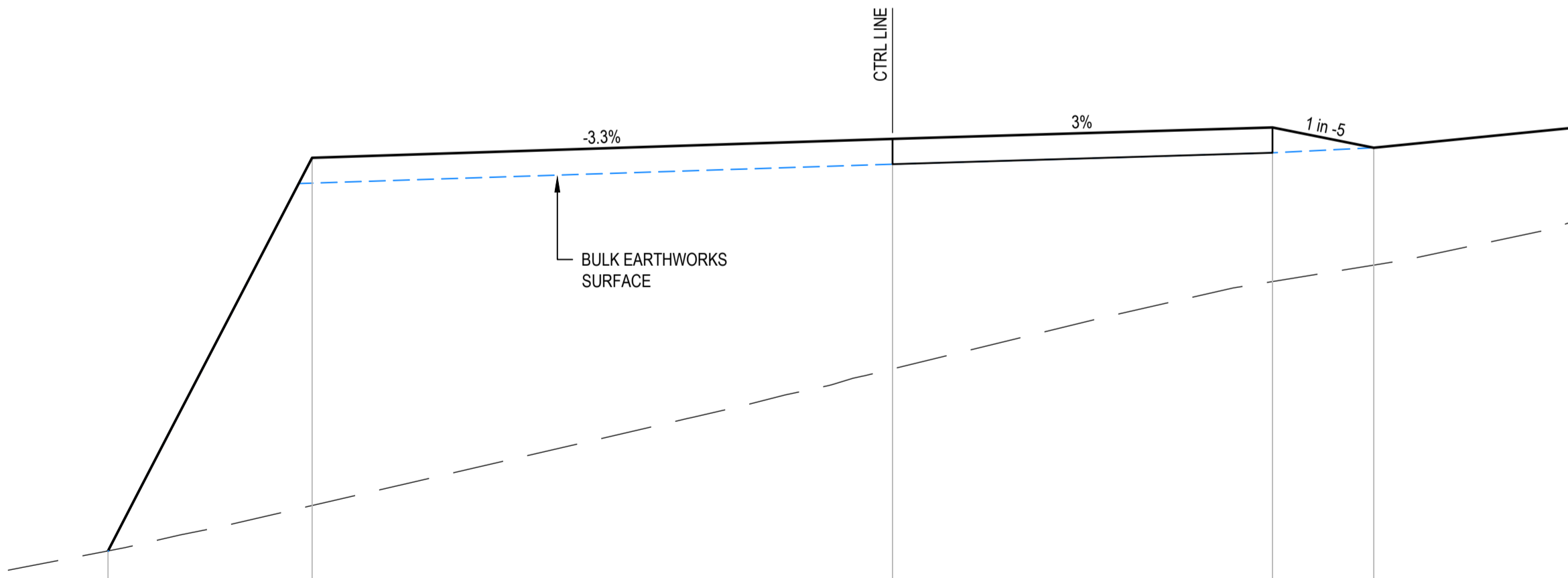
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|------------------------|--|--------|--------|--|
| DATUM R.L. 33 | | | | |
| DESIGN SURFACE LEVEL | | 36.095 | 36.282 | |
| DEPTH CUT - / FILL + | | 1.735 | 1.111 | |
| EXISTING SURFACE LEVEL | | 34.360 | 35.170 | |
| OFFSET FROM CENTRELINE | | 0.000 | 3.750 | |

CH 48.482



| | | | | |
|------------------------|--|--------|--------|--|
| DATUM R.L. 31 | | | | |
| DESIGN SURFACE LEVEL | | 31.331 | 34.405 | |
| DEPTH CUT - / FILL + | | 0.000 | 2.452 | |
| EXISTING SURFACE LEVEL | | 31.331 | 31.953 | |
| OFFSET FROM CENTRELINE | | -6.281 | -4.066 | |

CH 39.131



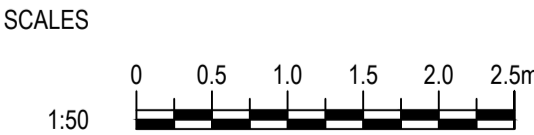
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|------------------------|--|--------|--------|--|
| DATUM R.L. 31 | | | | |
| DESIGN SURFACE LEVEL | | 31.767 | 35.648 | |
| DEPTH CUT - / FILL + | | 0.000 | 3.433 | |
| EXISTING SURFACE LEVEL | | 31.767 | 32.215 | |
| OFFSET FROM CENTRELINE | | -7.743 | -5.729 | |

CH 44.877

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| A | ISSUED FOR APPROVAL | GB | GA | 01/05/24 |
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| | | G. APPLIN | | 6073 |

APPLIN — CONSULTING

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



| | | |
|----------------|-------------|--|
| CLIENT | | |
| GEORGE ARGYROU | | |
| DESIGNED | G. BROWNING | |
| DRAWN | G. BROWNING | |
| CHECKED | G. APPLIN | |

| | |
|------------------------------------|--|
| PROJECT | |
| KYRENIA RESIDENCE | |
| 14 MURPHY STREET (LOT 114 PTD2094) | |
| TITLE | |
| CROSS SECTIONS - DRIVEWAY CL03 | |
| SHEET 2 OF 2 | |

| | |
|----------------------|----------|
| STATUS | |
| FOR APPROVAL | |
| SCALE (AT FULL SIZE) | SIZE |
| 1:50 | A1 |
| DRAWING NUMBER | REVISION |
| 24004-C011 | A |

24 April 2024

Enquiries: Daniel Lamond
Our Ref: MCUC 2023_5563/1 (1223684)
Your Ref:

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

K P Cullen & N G Biddle
C/- Urban Sync Pty Ltd
PO Box 2970
CAIRNS QLD 4870

Dear Sir/Madam

**Development Application for Material Change of Use (Dwelling house)
At 12 Murphy Street PORT DOUGLAS
On Land Described as Lot 113 on PTD2094 and Lot 114 on PTD2094**

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

Please quote Council's application number: MCUC 2023_5563/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Daniel Lamond on telephone 07 4099 9444.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

- Decision Notice
 - Approved Drawing(s) and/or Document(s)
 - Reasons for Decision
- Advice For Making Representations and Appeals (Decision Notice)



Decision Notice

Approval (with conditions)

Given under s 63 of the Planning Act 2016

Applicant Details

Name: K P Cullen & N G Biddle
Postal Address: C/- Urban Sync Pty Ltd
PO Box 2970
CAIRNS QLD 4870
Email: admin@urbansync.com.au

Property Details

Street Address: 12 Murphy Street PORT DOUGLAS
Real Property Description: Lot 113 on PTD2094 and Lot 114 on PTD2094
Local Government Area: Douglas Shire Council

Details of Proposed Development

Development Permit - Material Change of Use (Dwelling house)

Decision

Date of Decision: 24 April 2024
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 |
|-------------------------------|---|---------------|
| Site Plan | Balay Vandyke Drawing No. 02 of 50, job no. 231921. | 18 March 2023 |
| Diagrammatic Earthworks Model | Balay Vandyke Drawing No. 03 of 50, job no. 231921. | 18 March 2023 |
| Upper Floor Plan | Balay Vandyke Drawing No. 05 of 50, job no. 231921. | 18 March 2023 |

| | | |
|---------------------------------------|---|---------------|
| Mid Floor Plan | Balay Vandyke Drawing No. 06 of 50, job no. 231921. | 18 March 2023 |
| Ground Floor Plan | Balay Vandyke Drawing No. 07 of 50, job No. 231921. | 18 March 2023 |
| Elevation 1 | Balay Vandyke Drawing No. 08 of 50, job No. 231921. | 18 March 2023 |
| Elevation 2 | Balay Vandyke Drawing No. 09 of 50, job No. 231921. | 18 March 2023 |
| Elevation 3 | Balay Vandyke Drawing No. 10 of 50, job No. 231921. | 18 March 2023 |
| Elevation 4, elevation 5, Elevation 6 | Balay Vandyke Drawing No. 11 of 50, job No. 231921. | 18 March 2023 |

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;
 - (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.

Operational Works

3. The proposal triggers the need for an Operational Works Development Permit. The development application must include RPEQ certified 'for construction' plans for detailed design and the Operational Works application must be made over both 12 and 14 Murphy Street as one application.

Internal Access Driveway

4. Prior to Works Acceptance, provide access to the development site generally in accordance with Applin Consulting drawings 24003-C003 (A), C004 (A), C005 (A) and to the requirement of the FNQROC Regional Development Manual.

Shared Access Driveway

5. Amend the Shared Access Driveway to contain stormwater flows within the carriageway to Murphy Street. Unless otherwise agreed with Council, the shared access driveway must be amended to include:

- a. Drainage kerb along the downslope edge of the carriageway from Chainage 10.0m to Chainage 69.478m in accordance with FNQROC Standard Drawing S1110;
 - b. A concrete batter chute or inlet pit must also be provided at approximate Chainage 10 to direct stormwater from the driveway into the existing Murphy Street roadside drain;
6. Revise the grade of the Shared Access Driveway to achieve a minimum grade of 0.3% between Chainage 40.0m to 64.444m to aid the conveyance of stormwater to Murphy Street. Amendment to the shared access driveway design must be provided to the satisfaction of the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.
 7. Prior to Works Acceptance, construct a 4.5m wide sealed shared access driveway connecting from the Murphy Street road carriageway to the property boundary generally in accordance with the location, alignment and grades detailed on Applin Consulting drawings 24003-C003 (A), C004 (A), C005 (A), except where amended by the conditions of this approval.

The shared driveway must include footings and earth retaining structures on the downslope side generally as detailed in Applin Consulting drawings 24003-C013 (A), C015 (A). Vehicle safety barriers as per the approved drawings must be constructed along the outer edge for the extent shown. The shared driveway must be constructed in accordance with Applin Consulting drawings and FNQROC Development Manual Standard Drawings S1015 and S1110 to the satisfaction of the Chief Executive Officer.

Advice Note: The water and sewer main augmentations in road reserve will be put on maintenance to become donated assets. The private driveway components of the design on road reserve, inclusive of drainage features will not become donated assets.

8. Ownership, operation and maintenance of the private shared access driveway infrastructure will vest at all times with the Murphy Street property owners for which the infrastructure services.

Earthworks & Retaining Walls

9. Prior to Works Acceptance, construct the earthworks generally in accordance with Applin Consulting drawings 24003-C006 (A), and C007 (A). All earthworks must be in accordance with the FNQROC Development Manual to the satisfaction of the Chief Executive Officer.
10. Prior to the issue of a Development Permit for Operational Works, provide a geotechnical report supporting the slope stability measures proposed for all temporary and permanent batters steeper than 1 in 2 or higher than 1.5 metres on the civil plans. The nominated slope stability measures must be endorsed by a suitably qualified and experienced RPEQ Geotechnical Engineer.
11. Prior to the pre-start meeting, all retaining walls or structures higher than 1 metre must be structurally certified by a suitably qualified RPEQ Structural Engineer. Where the profile or height of the wall is redesigned during structural certification, amended plan(s) must be endorsed by the Chief Executive Officer.

Stormwater

12. Revise the proposed stormwater design to achieve compliance with the requirements of Queensland Urban Drainage Manual (QUDM). In particular, revise the pipe grade and stormwater velocities between structure 2/A and 4/A.

Advice Note: The Applicant may consider adopting a 375mm diameter pipe graded at 15% to achieve compliance with QUDM and limit the invert level depth increase required.

13. Prior to Works Acceptance, construct the stormwater generally in accordance with civil plans by Applin Consulting drawing, except as modified by the conditions of this approval, to the requirements of the FNQROC Development Manual and satisfaction of the Chief Executive Officer.

Water Supply

14. Prior to Works Acceptance, complete the water supply connections generally in accordance with Applin Consulting drawing 24003-C019 (A), to the requirements of the FNQROC Development Manual and satisfaction of the Chief Executive Officer.

Sewerage Reticulation

15. Prior to Works Acceptance, complete the sewerage reticulation connections generally in accordance with Applin Consulting drawings 24003-C020 (A) and C021 (A), to the requirements of the FNQROC Development Manual and satisfaction of the Chief Executive Officer.

Exterior Finishes

16. The exterior finishes and colours of the house must be non-reflective and must blend with the natural colours of the surrounding environment. Shades of white including Dulux Lexicon and Dulux Mt Aspiring are not approved for use. The exterior finishes must be provided to Council for endorsement by the Chief Executive Officer prior to the issue of a Development Permit for Building Work.

Damage to Council Infrastructure

17. 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, the applicant/owner must notify Council immediately of the affected infrastructure and have it replaced at no cost to Council.

Vehicle Parking

18. The amount of vehicle parking must be as specified in Council's Planning Scheme which is a minimum of two (2) spaces located on site. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed and drained.

Storage of Machinery and Plant

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

Landscaping Plan

20. The site must be landscaped in accordance with details included on a landscaping plan. The plan must detail;
- compliance with Planning Scheme Policy SC6.7 Landscaping;
 - fencing details;
 - a detailed species list;
 - pot sizes;
 - species with high screening qualities and planting regime to effectively screen the property from view from the house at 14 Murphy Street.

The landscaping plan must be endorsed by the Chief Executive Officer prior to building work commencing and landscaping must be implemented prior to commencement of use.

Ponding and/or Concentration of Stormwater

21. The proposed development is not to create ponding nuisances and/or concentration of stormwater flows to adjoining properties.

Sediment and Erosion Control

22. All earthworks must be carried out in accordance with section CP1.13 and D5 of the FNQROC Development Manual and;

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 and;

Measures nominated in the ESCP must be implemented prior to commencement of any earthworks and;

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.

Bushfire Hazard

23. The house must be developed in accordance with AS3959- 2009.

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

Currency Period for the Approval

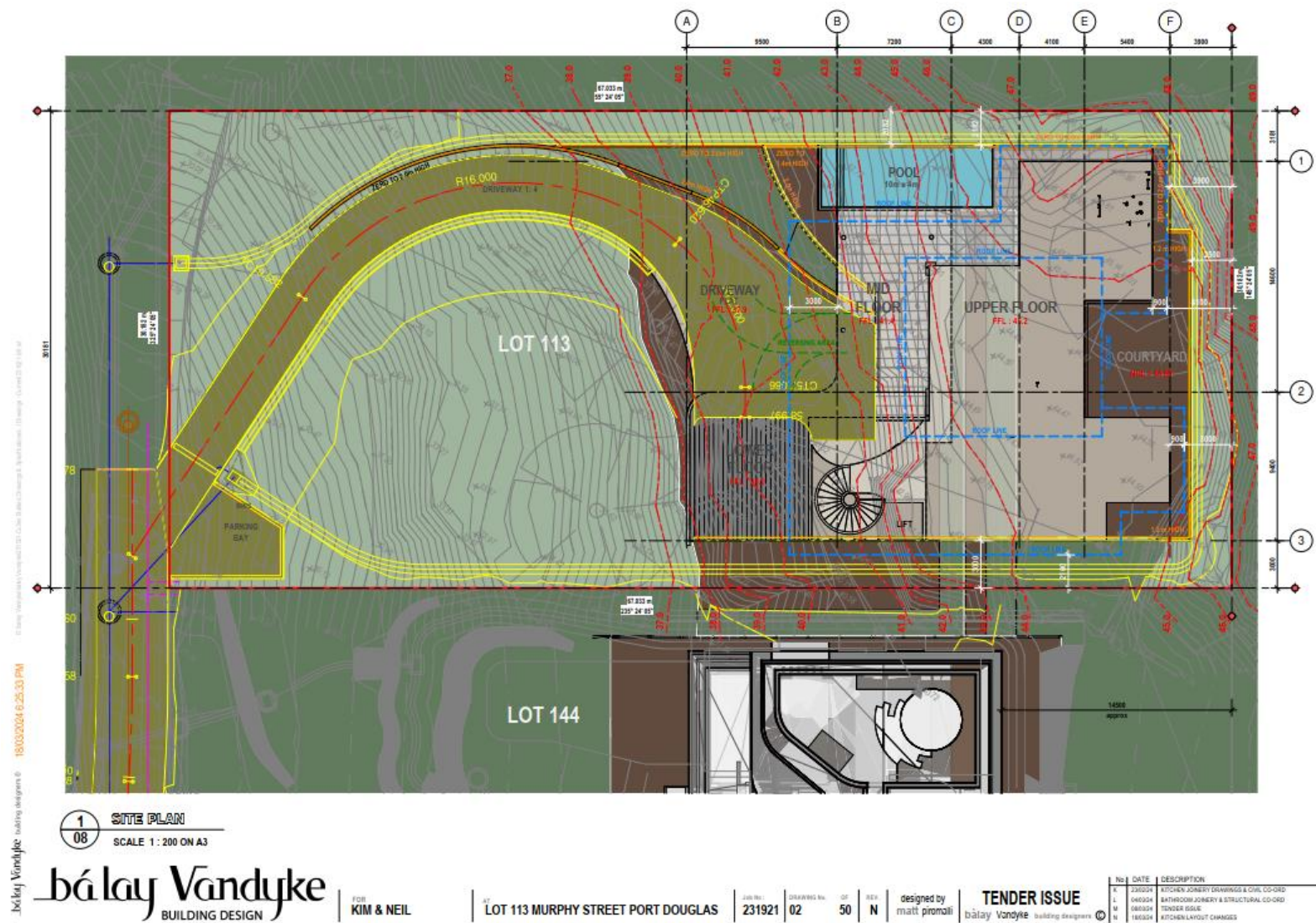
This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*.

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 is attached.

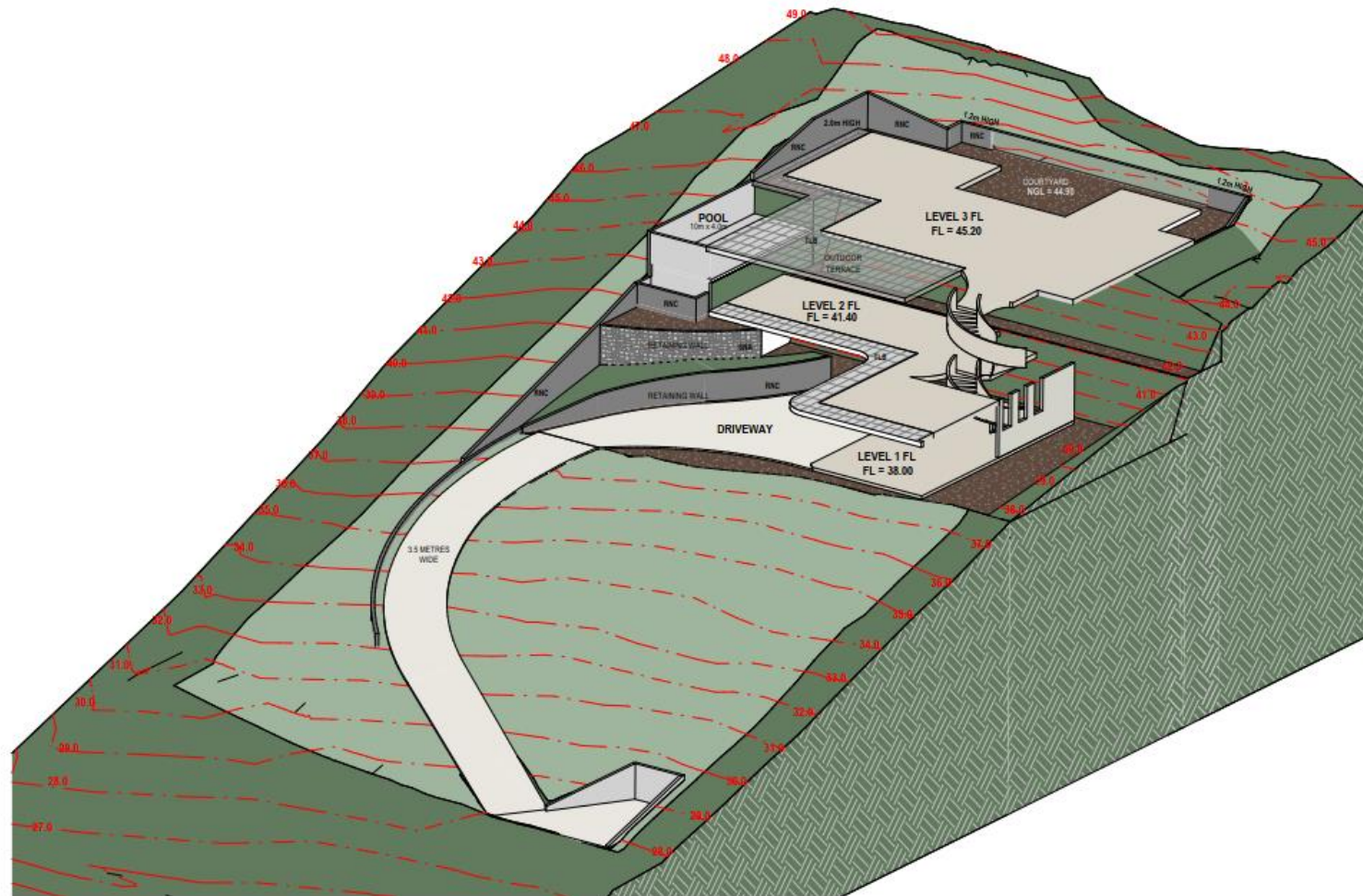
Approved Drawing(s) and/or Document(s)



18/03/2024 6:25:36 PM

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1

DIAGRAMMATIC EARTHWORKS MODEL

NOT TO SCALE

APPROXIMATE ONLY. REFER TO CIVIL DRAWINGS BY APPLICABLE CONSULTANTS

bálay Vandyke
BUILDING DESIGN

FOR
KIM & NEIL

LOT 113 MURPHY STREET PORT DOUGLAS

231921

03

OF

50

REV

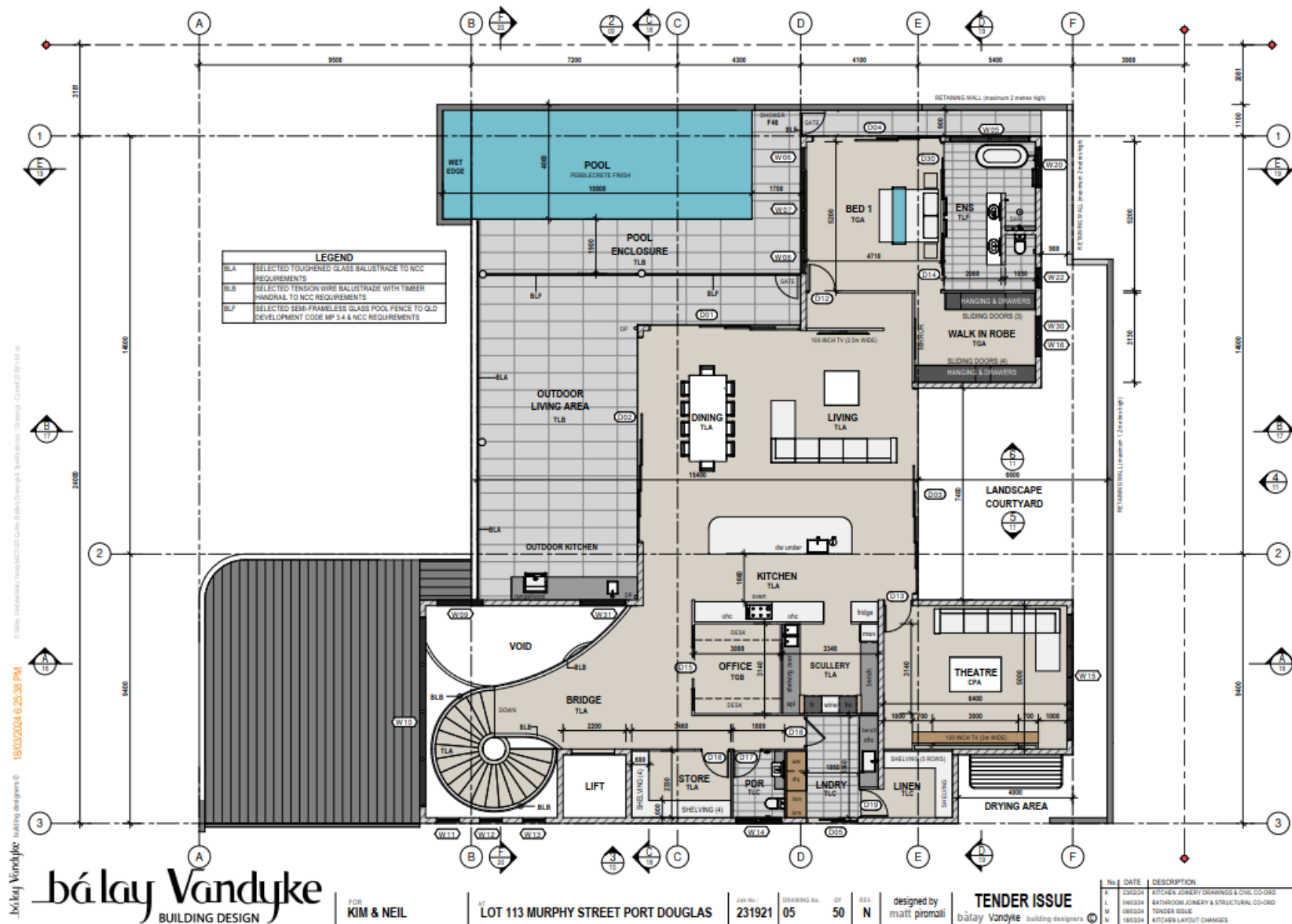
N

designed by
matt promati

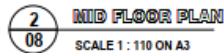
TENDER ISSUE

bálay Vandyke building designers

| No | DATE | DESCRIPTION |
|----|----------|---------------------------------------|
| K | 23/03/24 | KITCHEN JOBBY DRAWINGS & CIVIL CO-ORD |
| L | 04/03/24 | BATHROOM JOBBY & STRUCTURAL CO-ORD |
| M | 06/03/24 | TENDER ISSUE |
| N | 18/03/24 | KITCHEN LAYOUT CHANGES |



| LEGEND | |
|--------|---|
| BLB | SELECTED TENSION WIRE BALUSTRADE WITH TIMBER HANDRAIL TO NCC REQUIREMENTS |
| BLE | SELECTED POWDERCOATED ALUMINIUM BALUSTRADE TO NCC REQUIREMENTS |

**bálay Vandyke**
BUILDING DESIGN

FOR
KIM & NEIL

AT
LOT 113 MURPHY STREET PORT DOUGLAS

Job No :
231921

DRAWING No.
06

OF 50

design
matt

ned by
piromalli

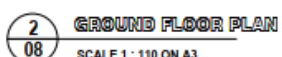
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| No. | DATE | DESCRIPTION |
|-----|----------|---|
| | 23/03/04 | KITCHEN JOINERY DRAWINGS & CIVIL CO-ORD |
| | 04/03/04 | BATHROOM JOINERY & STRUCTURAL CO-ORD |
| | 08/03/04 | TENDER ISSUE |
| | 18/03/04 | KITCHEN LAYOUT CHANGES |

oakley Vandeputte building designers ©



FOR
KIM & NEIL

AT
LOT 113 MURPHY STREET PORT DOUGLAS

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|----------|-------------|----|------|
| Job No : | DRAWING No. | OF | REV. |
| 231921 | 07 | 50 | N |

designed by
matt piromalli

TENDER ISSUE

| No. | DATE | DESCRIPTION |
|-----|----------|---|
| K | 23/02/24 | KITCHEN JOINERY DRAWINGS & CIVIL CO-ORD |
| L | 04/03/24 | BATHROOM JOINERY & STRUCTURAL CO-ORD |
| M | 08/03/24 | TENDER ISSUE |
| N | 18/03/24 | KITCHEN LAYOUT CHANGES |

| LEGEND | |
|--------|---|
| BLA | SELECTED TOUGHENED GLASS BALUSTRADE TO NCC REQUIREMENTS |
| BLE | SELECTED POWDERCOATED ALUMINIUM BALUSTRADE TO NCC REQUIREMENTS |
| BLF | SELECTED SEMI-FRAMELESS GLASS FENCE TO D.D. DEVELOPMENT CODE MP 3.4 & NCC REQUIREMENTS |
| CDC | SELECTED FIBRE CEMENT CLADDING, REFER TO SPECIFICATION |
| CLA | STEEL COLUMN, REFER TO STRUCTURAL LEGEND FOR SIZE |
| EAG | EXPOSED AGGREGATE, REFER TO SCHEDULE OF FINISH |
| FCJ | FIBRE CEMENT CEILING LINING - HORIZONTAL GROOVE PROFILE INSTALLED TO MANUFACTURERS INSTRUCTIONS |
| PSA | PROPRIETARY COLORBOND FASCIJA |
| GLZ | GLAZING, REFER TO WINDOW & DOOR SCHEDULE |
| RNA | SELECT RENDER FINISH, REFER TO SCHEDULE OF FINISHES |
| RNB | SELECT RENDER FINISH, REFER TO SCHEDULE OF FINISHES |
| RNC | SELECT RENDER FINISH, REFER TO SCHEDULE OF FINISHES |
| SDO | ALUMINIUM EXTRUDED SCREENING, DECO WOODGRAIN, COASTAL SPOTTED GUM FINISH, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION |
| SNA | SELECT STONE CLADDING, REFER TO SCHEDULE OF FINISHES |
| TLB | TILE TYPE B, REFER TO SPECIFICATION |
| TLD | TILE TYPE D, REFER TO SPECIFICATION |
| TRUSS | PRE-FABRICATED ROOF TRUSSES, REFER TO TRUSS NOTES FOR CTS |



1
07
ELEVATION 1
SCALE 1 : 100 ON A3
bá lay Vandyke
BUILDING DESIGN

FOR
KIM & NEIL

AT
LOT 113 MURPHY STREET PORT DOUGLAS

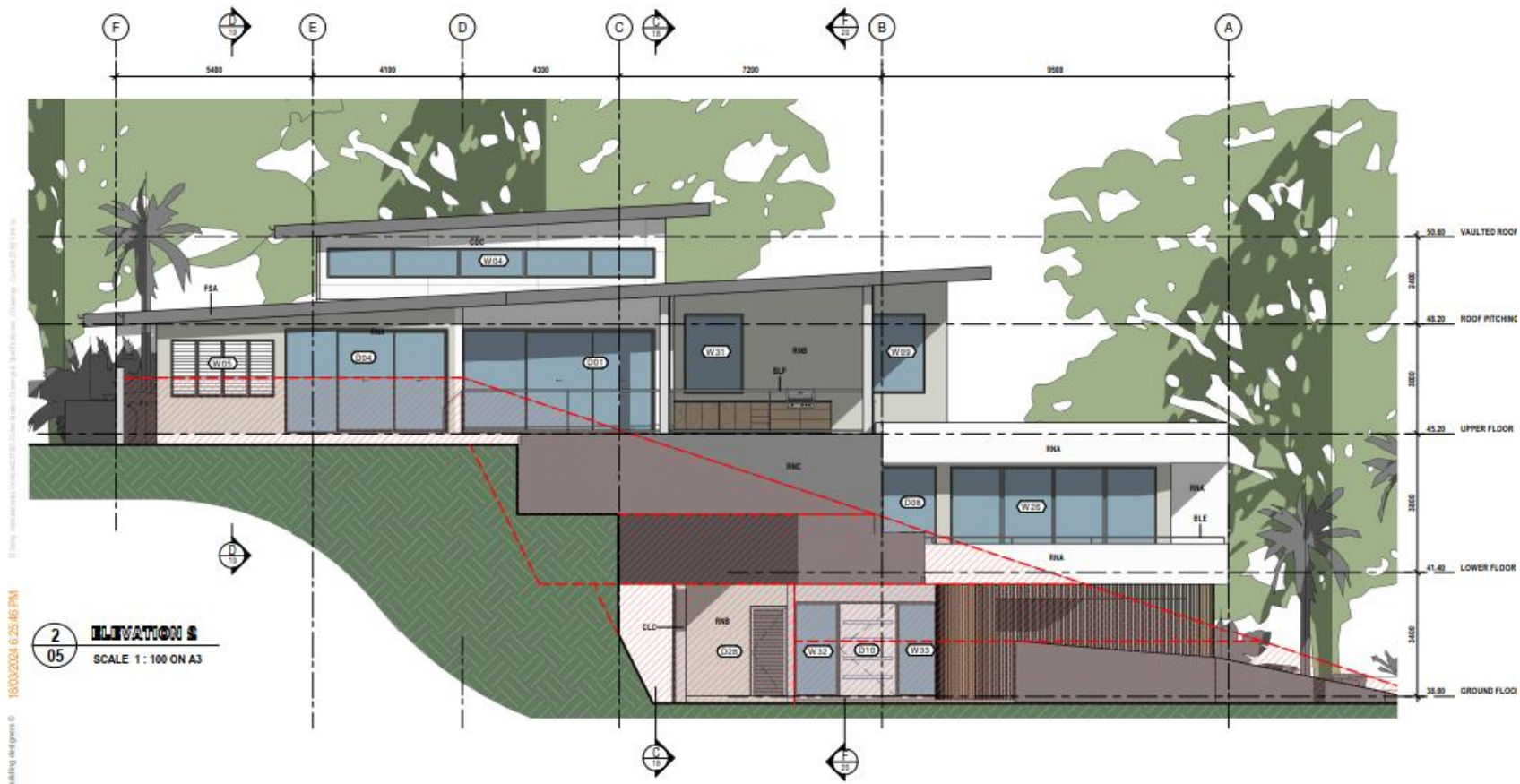
Job No. 231921
DRAWING No. 08
OF 50
REV. N

designed by
matt promati

TENDER ISSUE
bá lay Vandyke building designers

| No | DATE | DESCRIPTION |
|----|----------|---|
| K | 23/02/24 | KITCHEN JOINERY DRAWINGS & CIVIL CO-ORD |
| L | 06/03/24 | BATHROOM JOINERY & STRUCTURAL CO-ORD |
| M | 18/03/24 | TENDER ISSUE |
| N | 18/03/24 | KITCHEN LAYOUT CHANGES |

| LEGEND | |
|--------|--|
| BLE | SELECTED POWDERCOATED ALUMINUM BALUSTRADE TO NCC REQUIREMENTS |
| BLF | SELECTED SEMI-FRAMELESS GLASS POOL FENCE TO QLD DEVELOPMENT CODE MP 3.4 & NCC REQUIREMENTS |
| CDC | SELECTED FIBRE CEMENT CLADDING REFER TO SPECIFICATION |
| CLC | CONCRETE COLUMN REFER TO STRUCTURAL LEGEND FOR SIZE |
| PSA | PROPRIETARY COLORBOND FASCIA |
| RNA | SELECT RENDER FINISH REFER TO SCHEDULE OF FINISHES |
| RNB | SELECT RENDER FINISH REFER TO SCHEDULE OF FINISHES |
| RNC | SELECT RENDER FINISH REFER TO SCHEDULE OF FINISHES |



bá lay Vandyke
BUILDING DESIGN

FOR
KIM & NEIL

LOT 113 MURPHY STREET PORT DOUGLAS

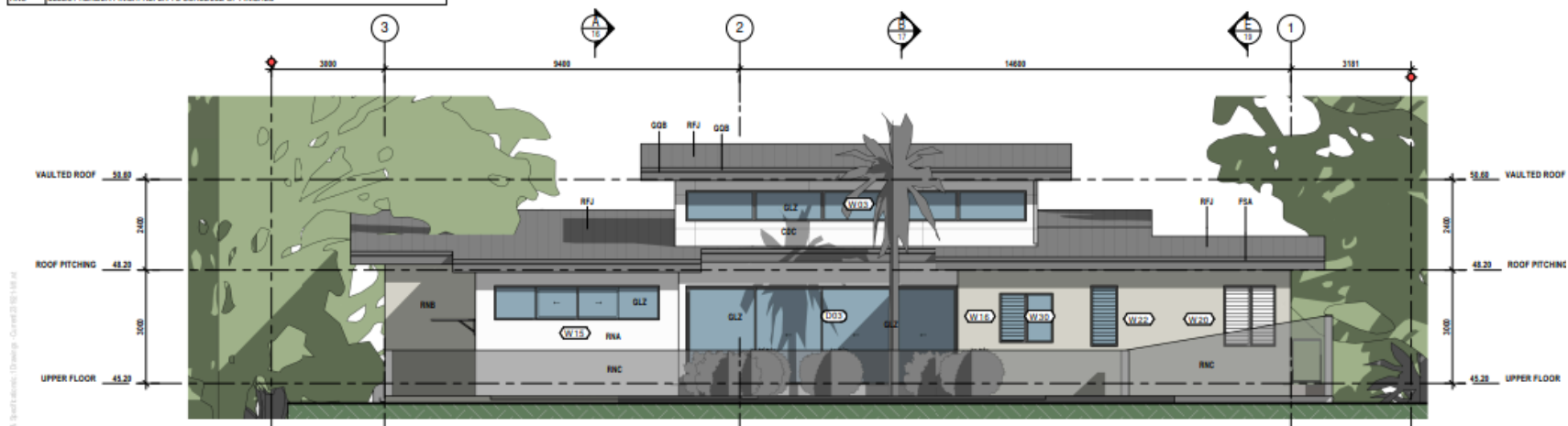
Job No: 231921
DRAWING No: 09
OF 50
REV: N

designed by
mafi piromali

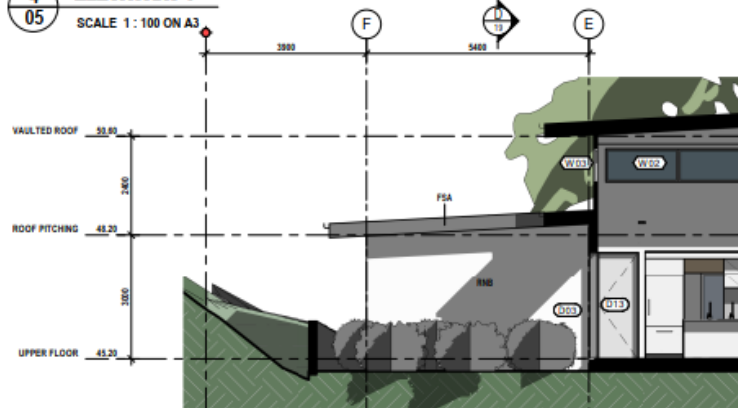
TENDER ISSUE
bá lay Vandyke building designers

| No | DATE | DESCRIPTION |
|----|----------|---|
| K | 23/03/24 | KITCHEN JOINERY DRAWINGS & CIVIL CO-ORD |
| L | 04/03/24 | BATHROOM JOINERY & STRUCTURAL CO-ORD |
| M | 08/03/24 | TENDER ISSUE |
| N | 18/03/24 | KITCHEN LAYOUT CHANGES |

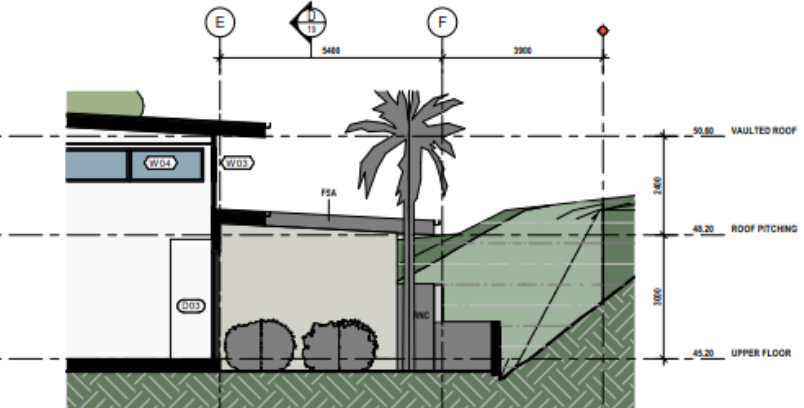
| LEGEND | |
|--------|--|
| CDC | SELECTED FIBRE CEMENT CLADDING. REFER TO SPECIFICATION |
| PSA | PROPRIETARY COLORBOND FASCIA |
| GLZ | GLAZING REFER TO WINDOW & DOOR SCHEDULE |
| GGB | 150 COLORBOND QUAD GUTTER WITH MINIMUM CROSS SECTIONAL AREA OF 8500 sq.mm |
| RFJ | COLORBOND KLP-LOK ROOF SHEETING CONCEALED FIXING SYSTEM TO PURLINS / BATTENS AS PER MANUFACTURERS INSTRUCTIONS |
| RVA | SELECT RENDER FINISH. REFER TO SCHEDULE OF FINISHES |
| RNB | SELECT RENDER FINISH. REFER TO SCHEDULE OF FINISHES |
| RNC | SELECT RENDER FINISH. REFER TO SCHEDULE OF FINISHES |



4
05
ELEVATION 4
SCALE 1 : 100 ON A3



5
05
ELEVATION 5
SCALE 1 : 100 ON A3



6
05
ELEVATION 6
SCALE 1 : 100 ON A3

bá lay Vandyke
BUILDING DESIGN

FOR
KIM & NEIL

AT
LOT 113 MURPHY STREET PORT DOUGLAS

Job No:
231921
DRAWING No:
11
OF
50
REV
N

designed by
matt promali

TENDER ISSUE
bá lay Vandyke building designers

| No. | DATE | DESCRIPTION |
|-----|----------|---|
| 1 | 23/03/24 | KITCHEN JOINERY DRAWINGS & CIVIL CO-ORD |
| 2 | 24/03/24 | BATHROOM JOINERY & STRUCTURAL CO-ORD |
| 3 | 24/03/24 | TENDER ISSUE |
| 4 | 24/03/24 | KITCHEN LAYOUT CHANGES |

Reasons for Decision

1. The reasons for this decision are:
 - a. Sections 60, 62 and 63 of the *Planning Act 2016*;
 - b. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
 - c. 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 15/12/2023 under section 51 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 Environmental Management Zone Code;
 - b. Council undertook an assessment in accordance with the provisions of sections 60, 62 and 63 of the *Planning Act 2016*; and
 - c. the applicant's reasons have been considered and the following findings are made:
 - i. Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

Planning Act 2016
Chapter 3 Development assessment

[s 74]

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

-
- (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

- 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.

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

- (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.

- (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

- (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.

- (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.

7 October 2022

Enquiries: Jenny Elphinstone
Our Ref: MCUC 2022_4732/1 (Doc ID 1114104)
Your Ref: 22-04

Mr George Argyrou
C/- Planning Plus
PO Box 399
REDLYNCH QLD 4870

Email: Evan@planningplusqld.com.au

Attention Mr Evan Yelavich

Dear Sir

**Development Application for Material Change of Use (Dwelling house)
At 14 Murphy Street Port Douglas
On Land Described as Lot 114 on PTD 2094**

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

Please quote Council's application number: MCUC 2022_4732/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully



For
Sara Roberts
A/Manager Environment & Planning

encl.

- Decision Notice
 - Approved Drawing(s) and/or Document(s)
 - Reasons for Decision
- Advice For Making Representations and Appeals (Decision Notice)



Decision Notice

Approval (with conditions)

Given under s 63 of the Planning Act 2016

Applicant Details

Name: Mr George Argyrou
Postal Address: C/- Planning Plus
PO Box 399
Redlynch Qld 4870
Email: evan@planningplusqld.com.au

Property Details

Street Address: 14 Murphy Street Port Douglas
Real Property Description: Lot 114 on PTD2094
Local Government Area: Douglas Shire Council

Details of Proposed Development

Development Permit for Material Change of Use for a Dwelling house.

Decision

Date of Decision: 7 October 2022
Decision Details: Approved (subject to conditions)

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

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

The term 'approved drawing(s) and/or document(s) or other similar expressions means:

| Drawing or Document | Reference | Date |
|------------------------|--|-------------|
| Site and Environs Plan | Hunt Design Drawing No. 02.1, Revision 01. | 2 June 2022 |
| Access Road- Sections | Hunt Design Drawing No. 02.2 Revision 01, 02.3 Revision 01 and 02.4 Revision 01. | 2 June 2022 |

| Drawing or Document | Reference | Date |
|--------------------------------------|--|-------------------|
| Site Plan | Generally in accordance with Bayley Ward Architects Project 1789 Drawing TP021 Revision 2 dated 16 June 2022 and as amended by Conditions of the approval. | To be determined. |
| GA Plan - Lower Ground FI | Generally in accordance with Bayley Ward Architects Project 1789 Drawing TP101 Revision 2 dated 16 June 2022 and as amended by Conditions of the approval. | To be determined |
| GA Plan - Ground FI | Generally in accordance with Bayley Ward Architects Project 1789 Drawing TP102 Revision 2 dated 16 June 2022 and as amended by Conditions of the approval. | To be determined |
| GA Plan - Upper Level | Generally in accordance with Bayley Ward Architects Project 1789 Drawing TP103 Revision 2 dated 16 June 2022 and as amended by Conditions of the approval. | To be determined |
| GA Plan - Roof Plan | Generally in accordance with Bayley Ward Architects Project 1789 Drawing TP104 Revision 2 dated 16 June 2022 and as amended by Conditions of the approval. | To be determined |
| South West And North East Elevations | Generally in accordance with Bayley Ward Architects Project 1789 Drawing TP201 Revision 2 dated 16 June 2022 and as amended by Conditions of the approval. | To be determined |
| North West Elevation | Generally in accordance with Bayley Ward Architects Project 1789 Drawing TP202 Revision 2 dated 16 June 2022 and as amended by Conditions of the approval. | To be determined |
| South East Elevation | Generally in accordance with Bayley Ward Architects Project 1789 Drawing TP203 Revision 2 dated 16 June 2022 and as amended by Conditions of the approval. | To be determined |

| Drawing or Document | Reference | Date |
|--|--|-------------------|
| Building Section A-A | Generally in accordance with Bayley Ward Architects Project 1789 Drawing TP301 Revision 2 dated 16 June 2022 and as amended by Conditions of the approval. | To be determined |
| Building Section B-B | Generally in accordance with Bayley Ward Architects Project 1789 Drawing TP302 Revision 2 dated 16 June 2022 and as amended by Conditions of the approval. | To be determined |
| Building Section C-C & D-D | Generally in accordance with Bayley Ward Architects Project 1789 Drawing TP303 Revision 2 dated 16 June 2022 and as amended by Conditions of the approval. | To be determined |
| Vegetation Amenity report and Vegetation Survey | Generally in accordance with Hortulus Australia (Council document 11004736) dated 30 June 2022, including: Landscape Concept Plan, Drawing No. 1, Revision A, dated 22 July 2022; Drawing NO.2, dated 14 March 2022; Schematic Elevation, Drawing No.6 Revision A dated 22 July 2022; landscape Concept Plan, Drawing No.3 dated 14 March 2022; and Planting Plan Drawing no.5 dated 22 July 2022, and as amended by the Conditions of the approval. | To be determined |
| Retaining Wall Design and Certification | Report prepared by Stephen Ford RPEQ 25762 for Geo Design Reference 22058AA-D-L01-v1. | 21 July 2022 |
| Preliminary Earthworks Plan | Generally in accordance with Edge Project 220614, Drawing CSK002Revision P1, dated 3 June 2022 and as amended by the conditions of the approval. | To be determined. |
| Preliminary Earthworks Sections | Generally in accordance with Edge Project 220614, Drawing CSK003 Revision P1, dated 3 June 2022 and as amended by the conditions of the approval. | To be determined. |
| Typical Sections, Sheet 1. Proposed Retaining Wall, 14 Murphy Street, Port Douglas | Geo Design Project 22010AA-D, drawing C01, Revision A | 14 July 2022 |

| Drawing or Document | Reference | Date |
|--|---|--------------|
| Typical Sections, Sheet 2, Proposed Retaining Wall, 14 Murphy Street, Port Douglas | Geo Design Project 22010AA-D, drawing C02, Revision A | 14 July 2022 |
| Typical Sections, Sheet 3 Proposed Retaining Wall, 14 Murphy Street, Port Douglas | Geo Design Project 22010AA-D, drawing C03, Revision A | 14 July 2022 |

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

Assessment Manager Conditions & Advices

Conditions

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;
 - 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.

Amendment to Design

3. The proposed development must be amended to accommodate the following changes:
 - a. Setback and design the geotechnical earthworks at the rear of the house so as to conserve and maintain the root systems and the ongoing health of the following two trees number as follows on the Hortulus Vegetation Survey Plan (Council document 1100473):
 - i. Tree No.39 *Alstonia scholaris* (Milky Pine); and
 - ii. Tree No.40. *Eucalyptus tetericornis* (Queensland Blue Gum).

The design of any earthworks, structures and buildings must be subservient to the geotechnical design for the dwelling and associated retaining walls;

- b. Setback and design the driveway to conserve and maintain the root systems and ongoing health of the following tree, numbered as follows on the Hortulus Vegetation Survey Plan (Council document 1100473):
 - i. Tree No.25 *Ficus sp* (possibly *ficus ubignosa*) (Fig Tree); and
 - ii. All other trees within the proximity of the driveway that are identified as "retain" on the Vegetation Survey Plan.

Note – this may require redesign of the driveway.

The design of any earthworks, structures and buildings must be subservient to the geotechnical design for the dwelling, driveway and associated retaining walls;

- c. Setback all retaining walls (including any associated soil nailing) a minimum of 2000mm from the side boundaries, as measured in a horizontal distance from the property boundary to the inside of the retaining wall structure and any associated spoon drain. This setback is to be established with deep planting to achieve a dense vegetation screen of at least 6000mm height within 3 years of growth. All retaining walls and hard landscaping elements, including rock work, paving and spoon drains must not be located within this setback areas from the property side boundaries;
- d. Where the retaining wall is positioned within 2000mm from the front boundary, it must be of a maximum height of 1200mm and be suitably landscaped to provide a dense vegetation buffer;
- e. All exposed retaining walls must be finished with a natural rock face with a range of dark colour finishes;
- f. Remove all proposed vegetation changes to the adjacent road verge. Any proposed removal of vegetation in the adjacent road verge must be discussed with and sought from Council;
- g. Only remove the trees within the land boundary as identified as "Removal Status" on the Hortulus Vegetation Survey Plan (Council document 1100473);
- h. Undertake measures to protect and conserve all other trees as numbered on the Hortulus Vegetation Survey Plan, other than those identified as "Removal Status" as per the Australian Standard Protection of Trees on Development Sites AS 4970-2009;
- i. Replace the Yucca rostrata plants with a more suitable species;
- j. All plants introduced to the site are to be local endemic species; and
- k. Reduce the total overall height of the dwelling house to be a maximum of 11.5 metres as measured as a vertical height, from any point above natural ground level. The overall height must include all roof areas including the parapet to the roof terrace;

Details of the above amendments must be endorsed by the Chief Executive Officer prior to issue of a Development Permit for Building Work.

Clearing Limitation

4. Clearing is limited to the vegetation within the land and those associated with the path of the private, external driveway, as detailed in the Hortulus Vegetation Survey Plan (Council document 1100473) and the Hunt Design Drawings Nos. 02.1, 02.2 and 0.23 all dated 2 June 2022 (Council document 1093290).

Prior to removal of any tree, an inspection must be carried out for any signs of protected wildlife including nests and animal habitat. Should any recent wildlife activity be identified, removal of the tree must not occur until the animal has vacated the area of immediate danger. If the animal does not move from the area of danger, the Queensland Parks and Wildlife Services must be contacted for advice. Important habitat trees should be retained wherever possible.

Council must be notified two (2) business days prior to the proposed date of commencement of any approved vegetation clearing.

Operational Works

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

- a. Drainage work to deliver stormwater to Murphy Street being the lawful point of discharge;
- b. Earthworks internal and external to the site;
- c. Required internal and external work within the road reserve for the driveway and retaining walls; and
- d. Water and sewerage work required to service the site.
- e. Trees to be removed as per Condition 3h above with the remaining trees to be protected as per the Australian Standard Protection of Trees on Development Sites AS 4970-2009;
- f. 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; and
- g. All work must be carried out in accordance with the requirements and recommendations from the Geotechnical Report prepared by Geo Design, Reference 22058AA-D-L01-v1, dated 21 July 2022, prepared by Stephen Ford RPEQ 25762, and Geo Design Project 22010AA-D, Drawings C01, C02 and C03. In particular all works are to be carried out under the direction and supervision of Geo to confirm design and construction adequacy.

Such works must be completed to the satisfaction of the Chief Executive Officer prior to Commencement of Use.

Access Driveway

6. The access driveway must be developed in accordance with the latest version of AS2890-2004 with the following design parameters being met:
 - a. Retaining walls supporting the access driveway on road reserve must not exceed 1000mm in height.
 - b. Vehicle access to any other allotment must not be inhibited by the section of private access driveway in the Murphy Street road reserve.

The section of private access driveway within the road reserve of Murphy Street will not become a Council asset and will never be maintained by Council. The ongoing maintenance obligation of the driveway in the Murphy Street road reserve remains with the property owner at all times.

Water Supply and Sewerage Works External

7. 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. Construct new sewer to accommodate the development. Detailed plans are to be provided showing levels and alignment and must be designed 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 Commencement of Use.

Water Supply and Sewerage Works Internal

8. Undertake the following water supply and sewerage works internal to the subject land:
 - a. Provide a single internal sewer connection which must be clear of any buildings or structures;
 - b. Provide a single internal water connection.

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 Commencement of Use.

Inspection of Sewers

9. 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.

Bushfire Hazard

10. The house must be developed in accordance with AS3959- 2009.

Landscaping

11. Prior to commencement of use provide a remediation and landscaping plan to be endorsed by the Chief Executive Officer. The plan must detail plant locations, plant size and must be in accordance with *Planning Scheme Policy SC6.7 Landscaping*. Landscaping must be established prior to the commencement of use and must be maintained thereafter to the satisfaction of the Chief executive Officer.

Building Colours

12. Prior to the issue of a Development Permit for Building Work, the external colours of the building must be submitted to Council for endorsement by the Chief Executive Officer. The external building colours must be reflective of the surrounding natural environment, must not be white or metallic. The building exterior finishes, including any exposed concrete, fixed / louvered and pool glazing, must be of suitably dark colours to marry into the natural vegetation. All glazing must be of a non-reflective finish.

Lawful Point of Discharge

13. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of the Chief Executive Officer.

Note: the above works are not considered to be creditable or trunk related works in accordance with Section 145 of the *Planning Act 2016*.

Damage to Council Infrastructure

14. 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.

Stockpiling and Transportation of Fill Material

15. 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;
 - b. before 7:00 am or after 6:00 pm Monday to Friday;
 - c. before 7:00 am or after 1:00 pm Saturdays; or
 - d. on Sundays or Public Holidays.
16. Dust emissions or other air pollutants, including odours, must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.

Details of Development Signage

17. The development must provide clear and legible signage incorporating the street number for the benefit of the public.
18. Noise from air-conditioning units, swimming and spa pool filters, service equipment or other mechanical equipment must not emanate from the subject land to a degree that would, in the opinion of the Chief Executive Officer, create an environmental nuisance having regard to the provisions of Chapter 8 Part 3B of the *Environmental Protection Act 1994*.

ADVICE

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 the provisions of s85 of the *Planning Act 2016*.
2. 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.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
4. Light emanating from the site must not cause a light nuisance to surrounding properties in accordance with the *Environmental Protection Act 1994*.
5. The development approval does not permit the landscaping beyond the property boundary. Any such work would be subject to achieving suitable tenure and approval under the Planning Scheme.
6. For information relating to the *Planning Act 2016* log on to www.dsdmip.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; and
- All Operational Work for the driveway and land.

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

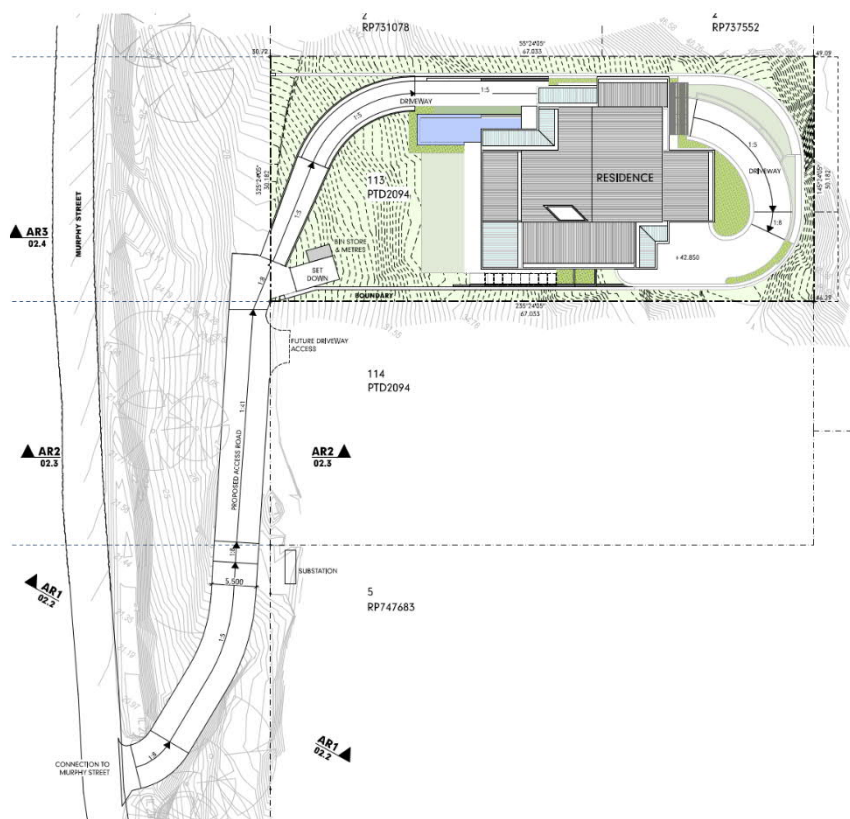
Currency Period for the Approval

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 is attached.



SITE ANALYSIS

| | |
|-----------------------|---------------------|
| SITE AREA | 2.023m ² |
| COVERED AREA | 581m ² |
| SITE COVERAGE: | 29% |
| GROSS FLOOR AREA | 701m ² |
| PLOT RATIO: | 0.35:1 |

SEE DRAWING NO. 08.1
FOR AREA CALCULATIONS

READ IN CONJUNCTION WITH:
- LANDSCAPE PLANS
- CIVIL PLANS

SITE ENVIRONS PLAN

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

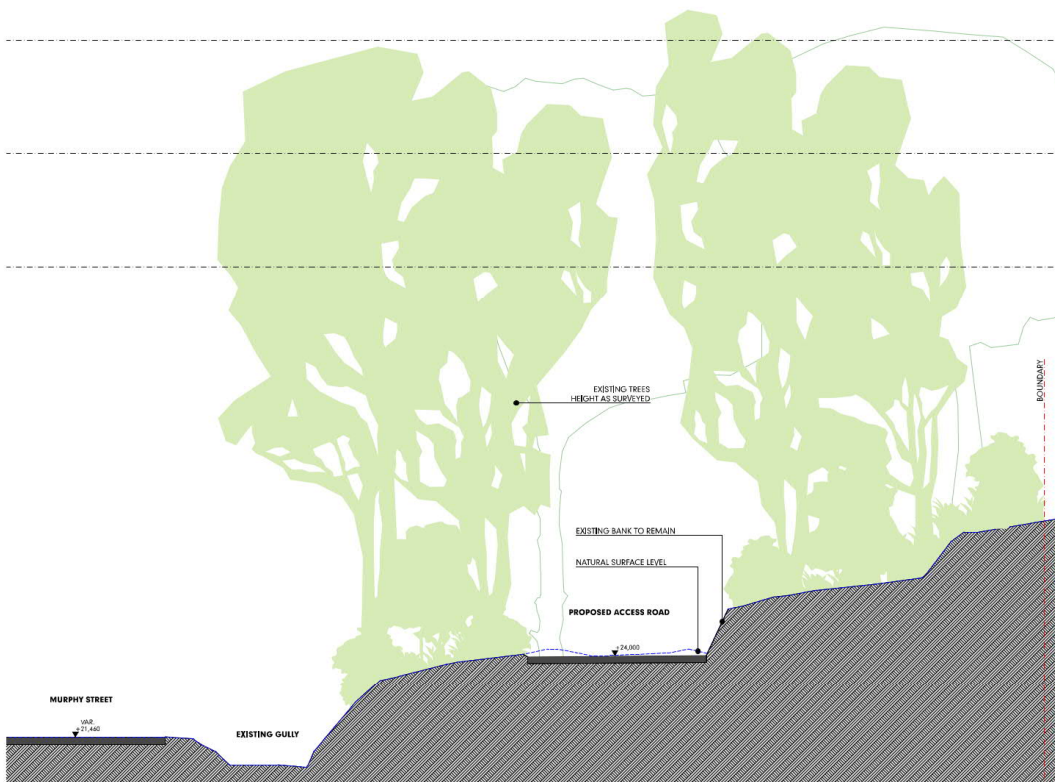
DEVELOPMENT APPLICATION
SITE & ENVIRONS PLAN
© COPYRIGHT HUNT DESIGN

DEVELOPMENT APPLICATION
PROJECT NO. MURPHY001
DRAWING NO. 02.1
REVISION NO. 01
DATE 2/4/22

LANDPLAN
LANDSCAPE ARCHITECTURE

GEO
environmental design consultants

EDGE HUNT
DESIGN



SECTION AR1

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

DEVELOPMENT APPLICATION
 ACCESS ROAD - SECTIONS
 © COPYRIGHT HUNT DESIGN

DEVELOPMENT APPLICATION
 PROJECT NO. MURPHY001
 DRAWING NO. 02.2
 REVISION NO. 01
 DATE 2/6/22





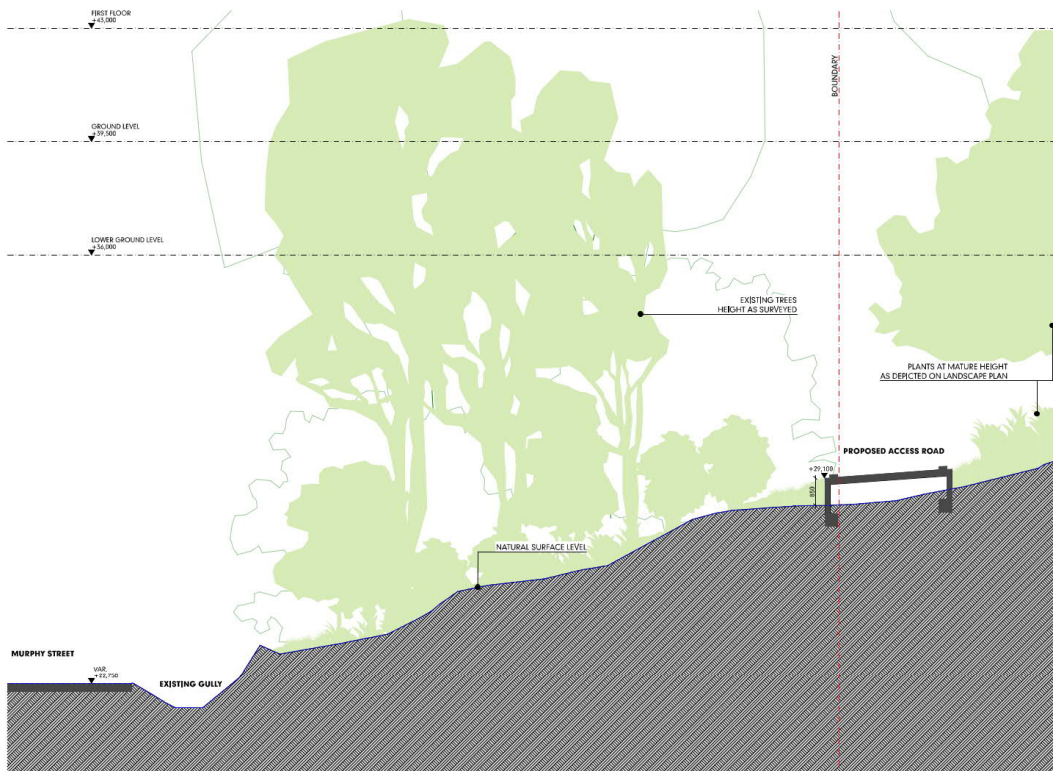
SECTION AR2

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

DEVELOPMENT APPLICATION
ACCESS ROAD - SECTIONS
 © COPYRIGHT HUNT DESIGN

DEVELOPMENT APPLICATION
 PROJECT NO. MURPHY001
 DRAWING NO. 02.3
 REVISION NO. 01
 DATE 2/6/22





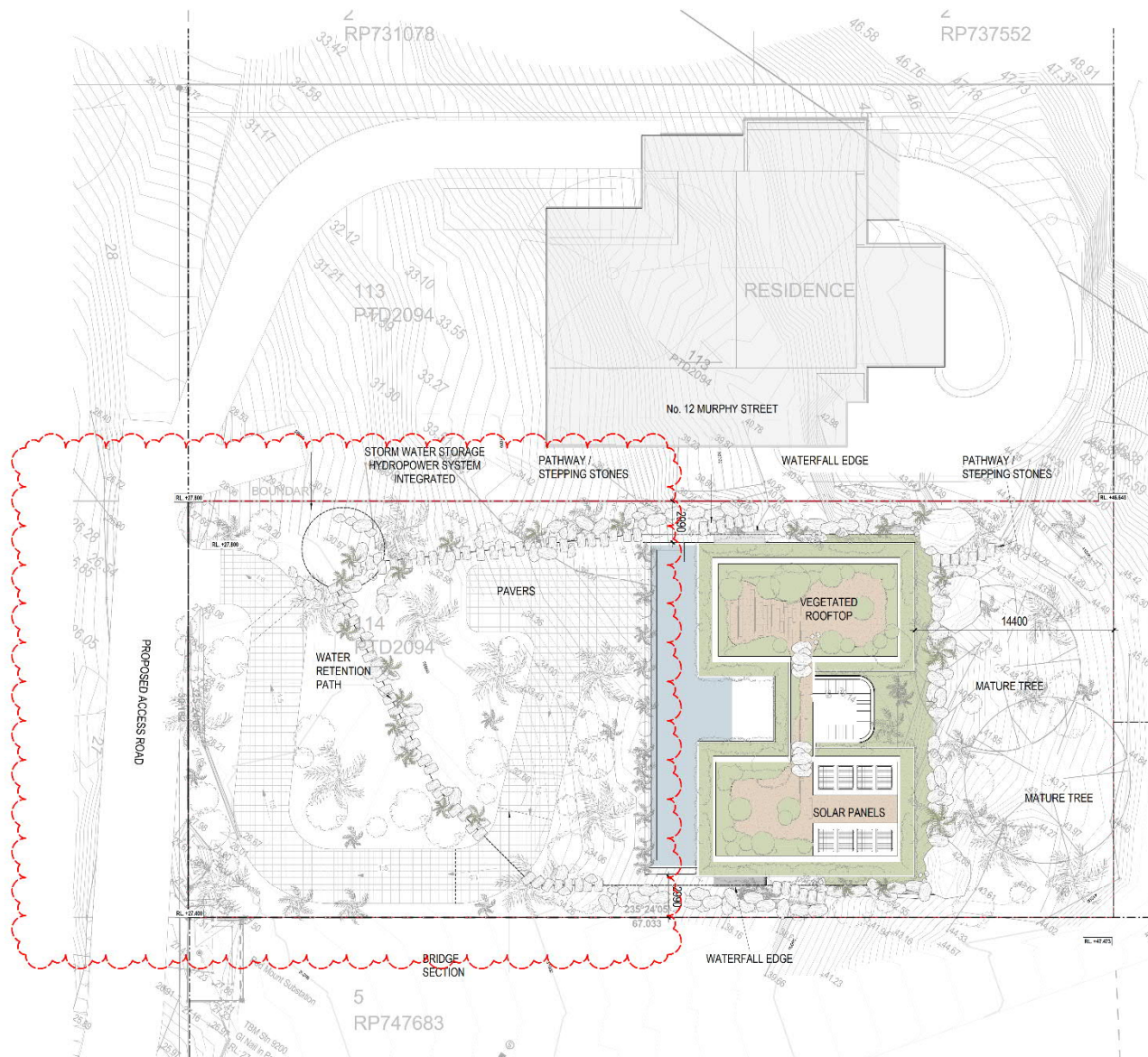
SECTION AR3

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

DEVELOPMENT APPLICATION
 ACCESS ROAD - SECTIONS
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DEVELOPMENT APPLICATION
 PROJECT NO. MURPHY001
 DRAWING NO. 02.4
 REVISION NO. 01
 DATE 2/6/22





GENERAL NOTES
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 4. ANY CHANGES TO THE DESIGN SHALL BE MADE IN WRITING AND SIGNED BY THE DESIGNER.

REVISION
 1. INITIAL DESIGN
 2. REVISED DESIGN

DATE
 16/05/22

PROJECT STATUS
 DEVELOPMENT APPLICATION
 NOT TO BE USED FOR CONSTRUCTION

CLIENT
 George Argrou

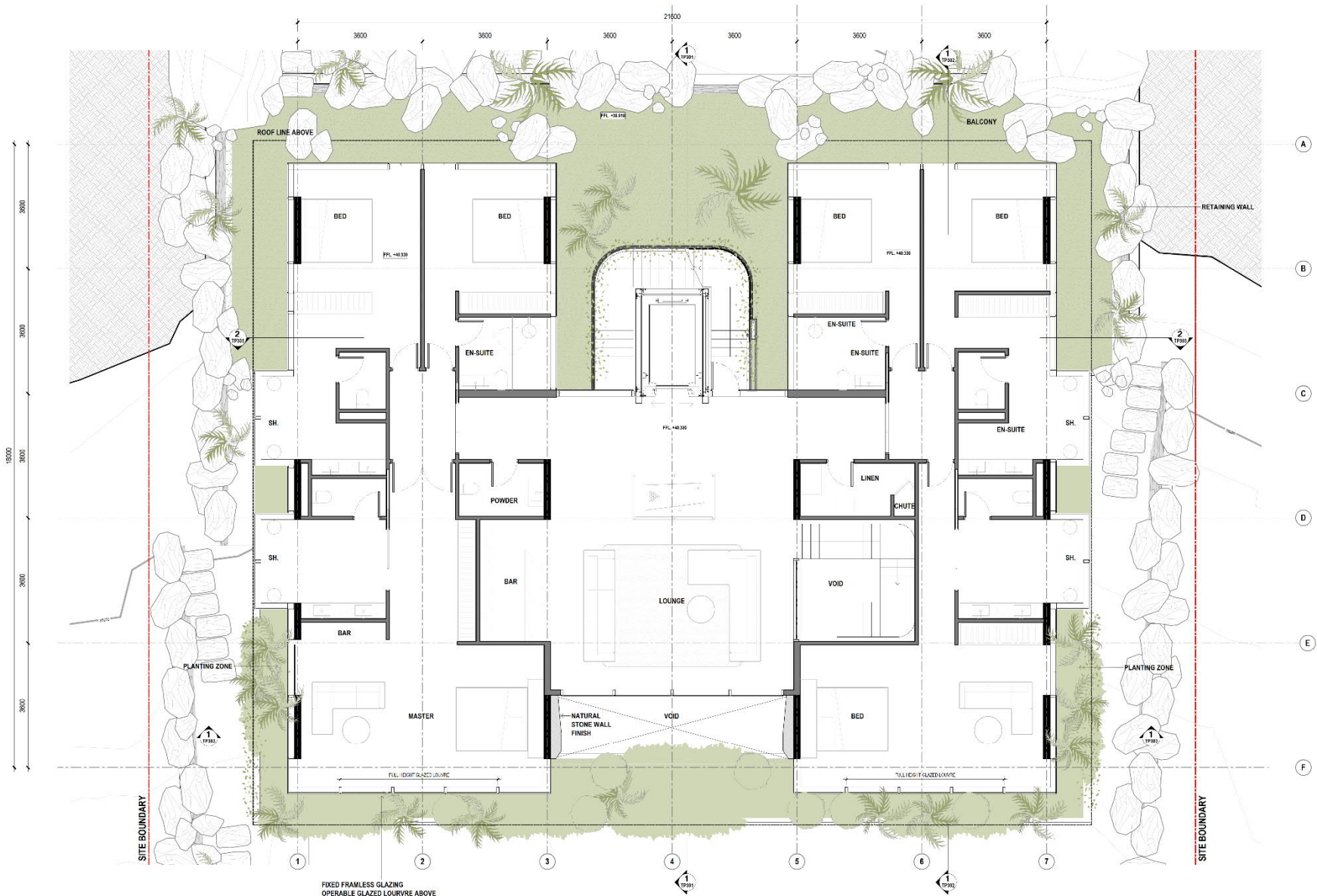
PROJECT NO
 1789
 PROJECT NAME
 14 MURPHY ST, PORT DOUGLAS

Bayley Ward
 Architects & Interiors
 21-23 Chancery Street
 Southbank VIC 3005
 T: 03 9656 0222
 E: info@bayleyward.com



DRAWING NAME
 SITE PLAN
 SCALE: 1:150 @ A1 / 50% @ A3
 DRAWN BY: Author
 CHECKED BY: Checker
 REVISION: 2

DRAWING NUMBER
 TP021



GENERAL NOTES
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF AUSTRALIA (BCA) AND ALL APPLICABLE STANDARDS.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 4. THE DRAWING IS TO BE USED FOR CONSTRUCTION PURPOSES ONLY.

REVISION
 REV. DESCRIPTION
 1. INITIAL LAYOUT

DATE
 16/05/22

PROJECT STATUS
 DEVELOPMENT APPLICATION
 NOT TO BE USED FOR CONSTRUCTION

CLIENT
 George Arggyrou

PROJECT NO.
 1789
 PROJECT NAME
 14 MURPHY ST, PORT DOUGLAS

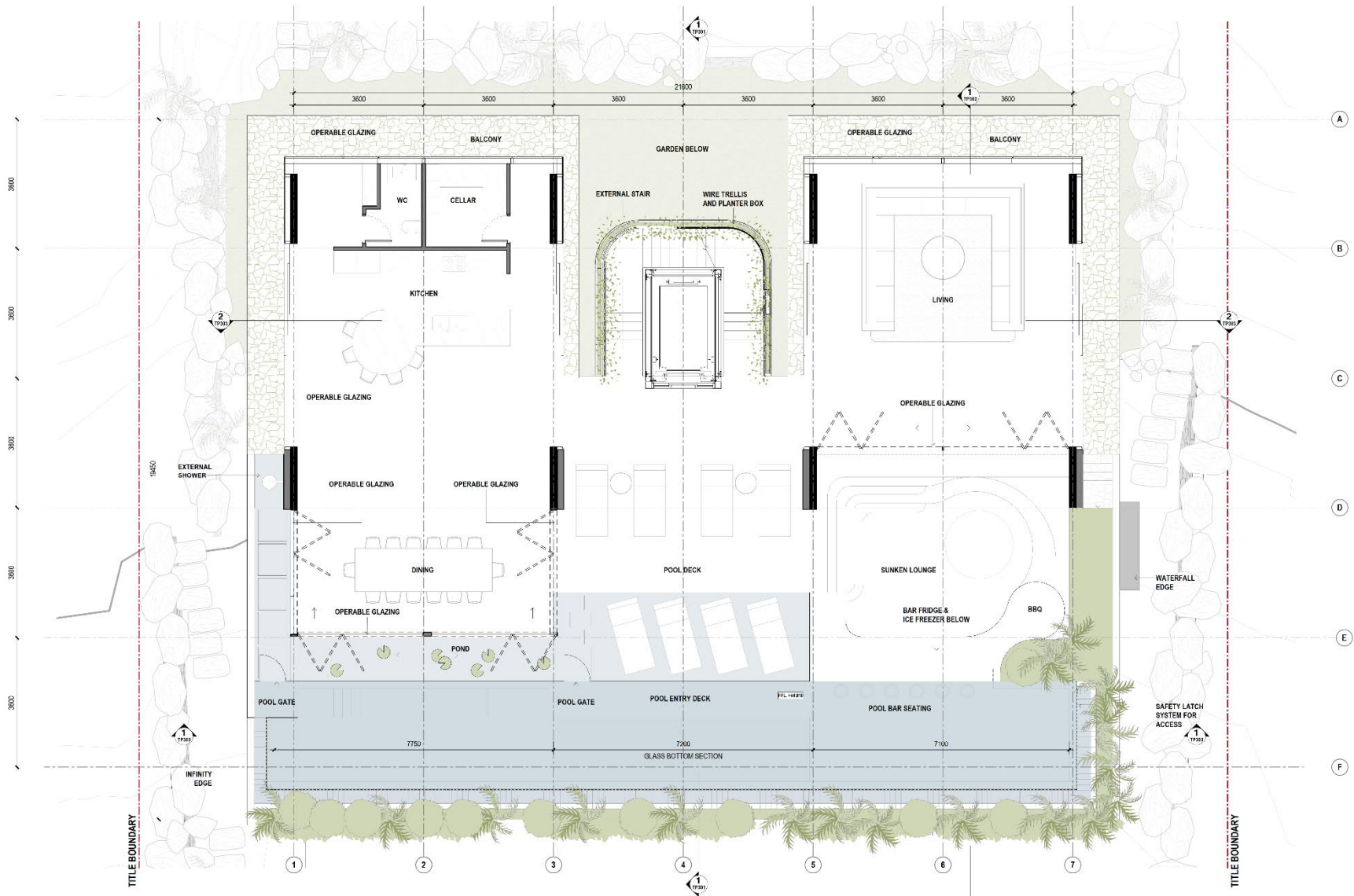
BayleyWard
 Architects & Interiors
 21-23 Chancell Street
 Southbank VIC 3206
 T: 03 9656 6222
 E: info@bayleyward.com



DRAWING NAME
 GA PLAN - GROUND FL
 SCALE 1:50 @ A1 50% @ A3
 DRAWN BY Author CHECKED BY Checker

DRAWING NUMBER
 TP102

REVISION
 2



GENERAL NOTES
 01. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE LATEST EDITIONS OF THE NATIONAL BUILDING STANDARDS.
 02. THE CLIENT HAS ADVISED THAT THE SITE IS A HERITAGE LISTED SITE.
 03. THE CLIENT HAS ADVISED THAT THE SITE IS A HERITAGE LISTED SITE.
 04. THE CLIENT HAS ADVISED THAT THE SITE IS A HERITAGE LISTED SITE.
 05. THE CLIENT HAS ADVISED THAT THE SITE IS A HERITAGE LISTED SITE.

REVISION
 REV. DESCRIPTION
 1. INITIAL 1/10/2020

PROJECT STATUS
 DEVELOPMENT APPLICATION
 NOT TO BE USED FOR CONSTRUCTION

CLIENT
 George Arggyrou

PROJECT NO.
 1789
 PROJECT NAME
 14 MURPHY ST, PORT DOUGLAS

Bayley Ward
 Architecture & Interiors
 21-23 Chancery Street
 Southbank VIC 3206
 T: 03 9656 6277
 E: info@bayleyward.com



DRAWING NAME
 GA PLAN - UPPER LEVEL
 SCALE 1:50 @ A1 50% @ A3
 DRAWN BY Author CHECKED BY Checker
 DRAWING NUMBER
 TP103
 REVISION
 2



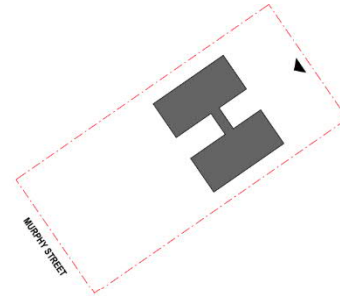
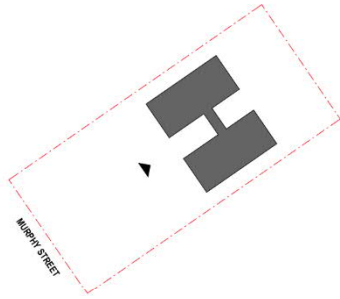
PROJECT STATUS
DEVELOPMENT APPLICATION
NOT TO BE USED FOR CONSTRUCTION

| PROJECT NO | PROJECT NAME |
|------------|----------------------------|
| 1789 | 14 MURPHY ST, PORT DOUGLAS |

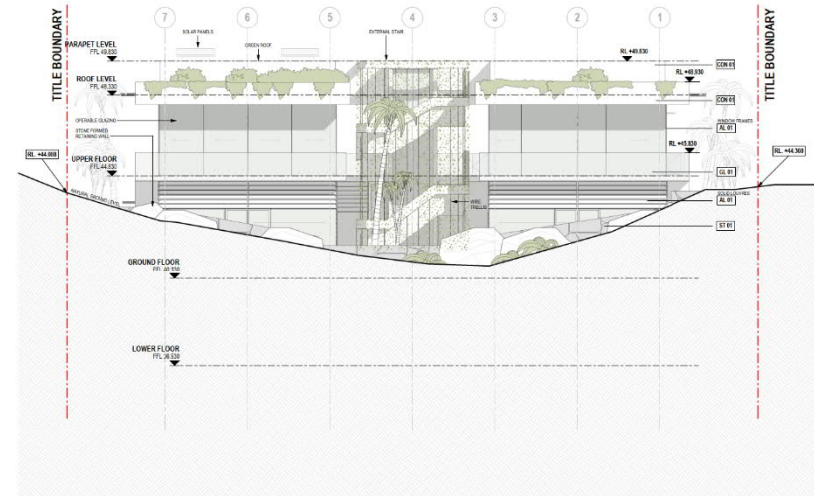
BayleyWard
Architecture & Interiors
21-23 Chessell Street
Southbank VIC 3006
T: 03 9695 0222
E: info@bayleyward.com

DRAWING NAME
GA PLAN - ROOF PLAN
SCALE 1 : 50 @ A1 / 50% @ A3

DRAWING NUMBER
TP104



1 SOUTH WEST ELEVATION
TP104 1:100



2 NORTH EAST ELEVATION
1:100



ST 01
LOCAL NATURAL STONE



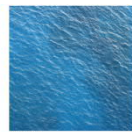
CON 01
CONCRETE



GL 01
CLEAR GLAZING



LANDSCAPING



WATER



AL 01
ALUMINIUM - LIGHT COLOURED

GENERAL NOTES

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3. THE DRAWING IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION.

REVISION

REV. DESCRIPTION
2. UPDATED SITE PLAN

DATE

10/02/22

PROJECT STATUS

DEVELOPMENT APPLICATION
NOT TO BE USED FOR CONSTRUCTION

CLIENT

George Argyrou

PROJECT NO.

1789

PROJECT NAME

14 MURPHY ST, PORT DOUGLAS

BayleyWard
Architecture & Interiors
71-73 Chesnut Street
Southbank VIC 3006
T: 03 9655 6222
E: info@bayleyward.com

**BAYLEY
WARD**

DRAWING NAME

SOUTH WEST AND NORTH EAST ELEVATIONS

SCALE 1:100 @ A1 / 50% @ A3

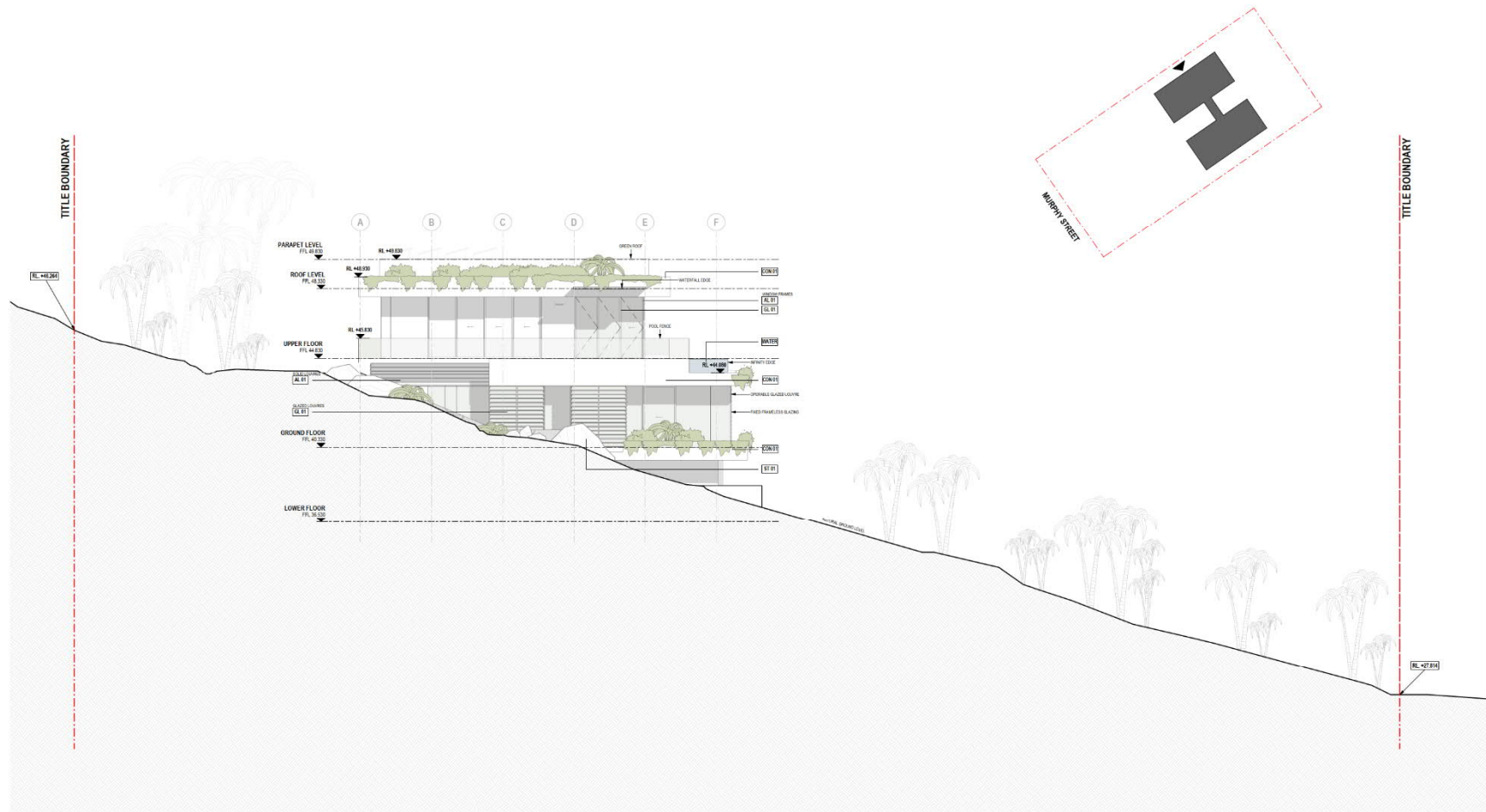
DRAWN BY Author

CHECKED BY Checker

DRAWING NUMBER

TP201

REVISION 2



ST 01
LOCAL NATURAL STONE



CON 01
CONCRETE



GL 01
CLEAR GLAZING



LANDSCAPING



WATER



AL 01
ALUMINIUM - LIGHT COLOURED

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

REVISION

REV DESCRIPTION
2 UPDATED SITE PLAN

DATE
10/06/22

PROJECT STATUS

DEVELOPMENT APPLICATION
NOT TO BE USED FOR CONSTRUCTION

CLIENT

George Argyrou

PROJECT NO.

1789

PROJECT NAME

14 MURPHY ST, PORT DOUGLAS

BayleyWard
Architecture & Interiors
21-23 Chesnut Street
Southbank VIC 3006
T: 03 9655 6222
E: info@bayleyward.com

**BAYLEY
WARD**

DRAWING NAME

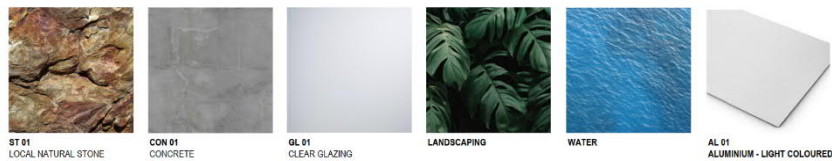
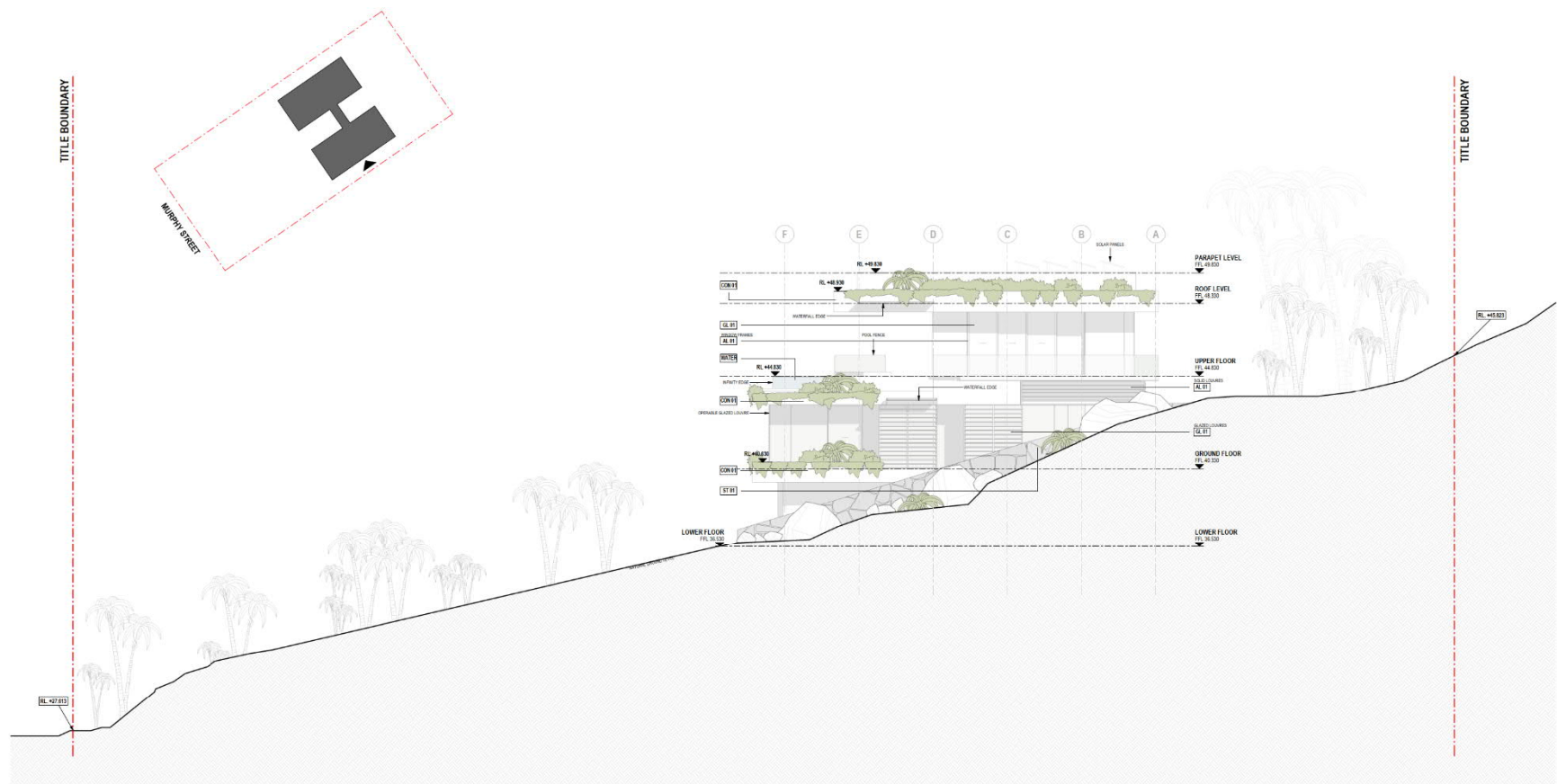
NORTH WEST ELEVATION

SCALE As Indicated @ A1 / 50% @ A3 DRAWN BY Author CHECKED BY Checker

DRAWING NUMBER

TP202

REVISION 2



GENERAL NOTES

01. EXISTING SITE CONDITIONS AND SURROUNDING ENVIRONMENT SHALL BE MAINTAINED AND NOT REMOVED OR ALTERED.
02. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
03. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

(CONTINUING ON SEPARATE SHEET)

| REV | DESCRIPTION |
|-----|-------------------|
| 2 | UPDATED SITE PLAN |

DATE
10/06/22

| PROJECT STATUS |
|---------------------------------|
| DEVELOPMENT APPLICATION |
| NOT TO BE USED FOR CONSTRUCTION |

| CLIENT |
|----------------|
| George Argyrou |

| PROJECT NO. |
|-------------|
| 1789 |

| PROJECT NAME |
|----------------------------|
| 14 MURPHY ST, PORT DOUGLAS |

BayleyWard
Architecture & Interiors
71-73 Chesnut Street
Southbank VIC 3006
T: 03 9655 6222
E: info@bayleyward.com

**BAYLEY
WARD**

| DRAWING NAME |
|------------------------------------|
| SOUTH EAST ELEVATION |
| SCALE As Indicated @ A1 / 50% @ A3 |
| DRAWN BY Author CHECKED BY Checker |

| DRAWING NUMBER |
|----------------|
| TP203 |
| REVISION 2 |



GENERAL NOTES

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3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.
4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.

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REVISION

REV. DESCRIPTION
1. TP181 SECTION BB
1:100

DATE
10/06/22

PROJECT STATUS

DEVELOPMENT APPLICATION
NOT TO BE USED FOR CONSTRUCTION

CLIENT

George Argyrou

PROJECT NO.

1789

PROJECT NAME

14 MURPHY ST, PORT DOUGLAS

BayleyWard
Architecture & Interiors
71-73 Chesnut Street
Southbank VIC 3006
T: 03 9655 0222
E: info@bayleyward.com

**BAYLEY
WARD**

DRAWING NAME

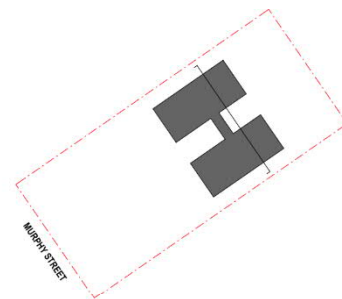
BUILDING SECTION B-B

SCALE As Indicated @ A1 / 50% @ A3 DRAWN BY Author CHECKED BY Checker


DRAWING NUMBER

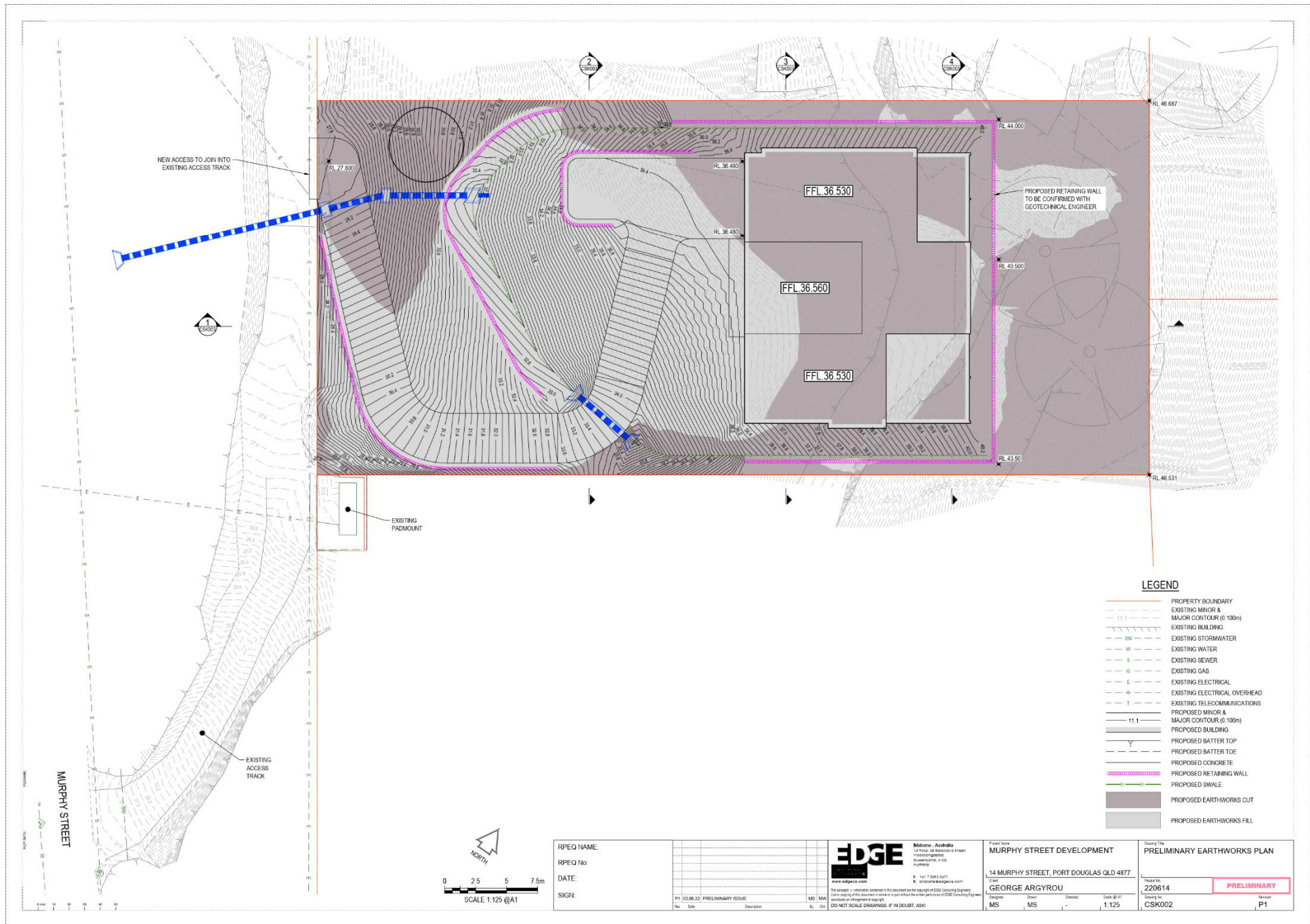
TP302

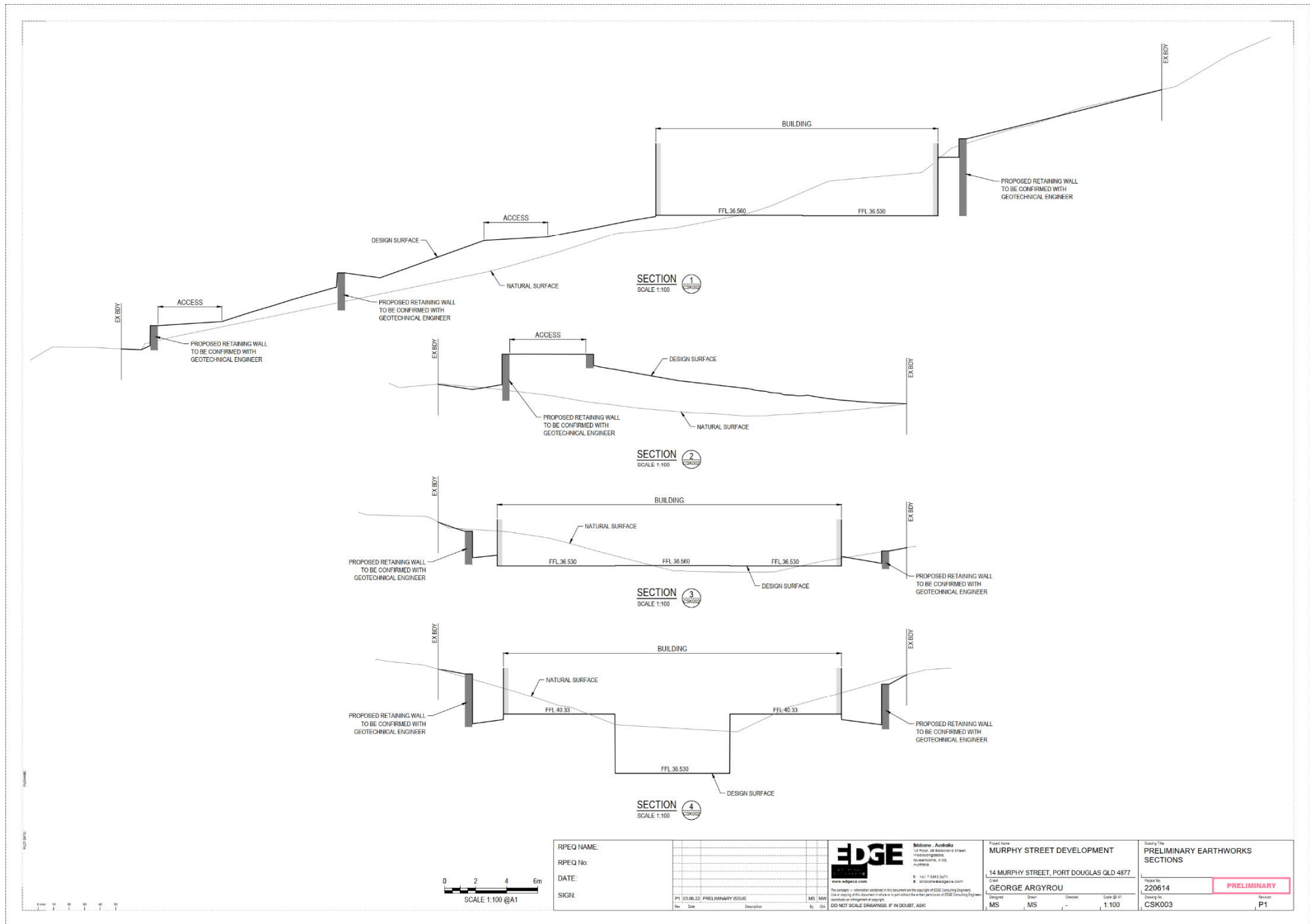
REVISION 2

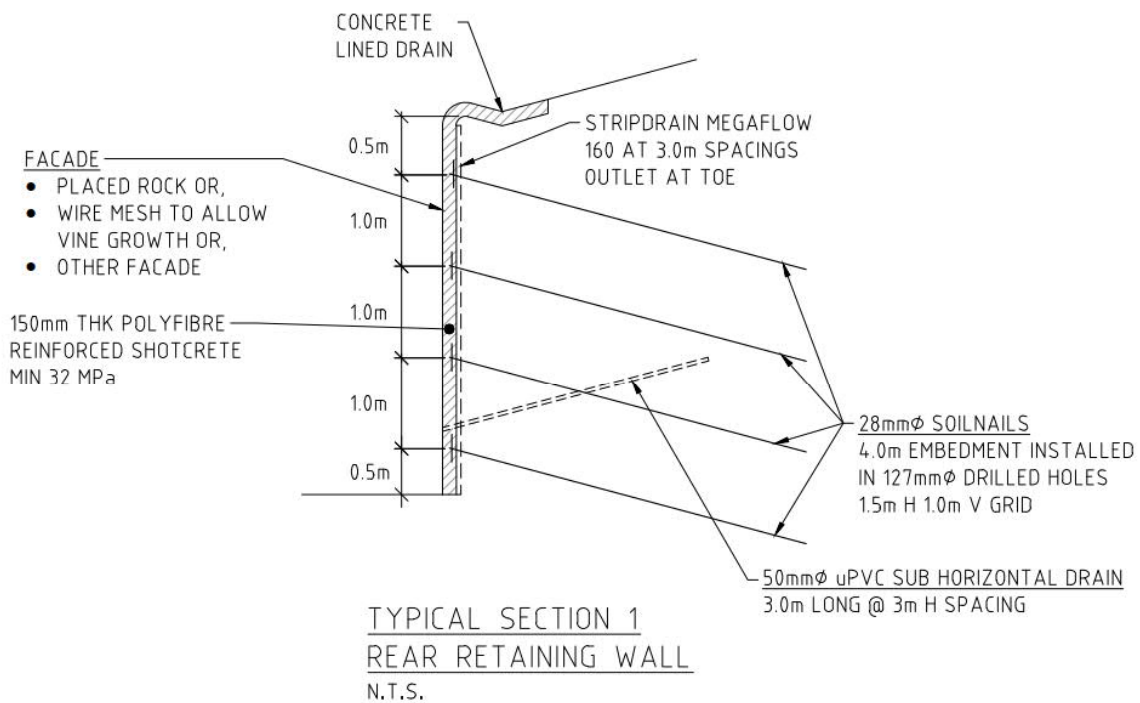


2 **SECTION DD**
TP101 1 : 100

| | | | | | | | | | | | | | | | | | |
|---|--|--|--|------------------|--|---------------------------------|--|----------------|--|--------------|--|--|--|---|--|----------------|--|
| GENERAL NOTES | | REVISION | | PROJECT STATUS | | CLIENT | | PROJECT NO | | PROJECT NAME | | <div> <div> BayleyWard Architects & Interiors 21-23 Chaswell Street Southbank VIC 3006 T: 03 9695 0222 E: info@bayleyward.com </div> <div>  </div> </div> | | DRAWING NAME | | DRAWING NUMBER | |
| 1. SEAL: SEALS FOR PERMANENT USE REQUIRED: IMPRINTS ONLY 2. SCALE: 1:100 3. COMPLETION OF WORK: IMPRINTS OF ALL WORK MUST BE 4. ALL DIMENSIONS ARE SHOWN AND APPROVED TO BE 5. REFERRED TO THE ARCHITECT'S ARCHITECTS | | REV. DESCRIPTION 1. UPDATED SITE PLAN | | DATE 10/08/22 | | DEVELOPMENT APPLICATION | | George Argyrou | | 1789 | | 14 MURPHY ST, PORT DOUGLAS | | BUILDING SECTION C-C & D-D | | TP303 | |
| | | | | | | NOT TO BE USED FOR CONSTRUCTION | | | | | | | | SCALE As indicated @ A1 / 50% @ A3 DRAWN BY Author CHECKED BY Checker | | REVISION 2 | |







ISSUED FOR
PRELIMINARY
NOT FOR
CONSTRUCTION

| REV | DESCRIPTION | APPD | DATE |
|-----|-------------------|------|----------|
| P1 | PRELIMINARY ISSUE | | 14/07/22 |
| | | | |
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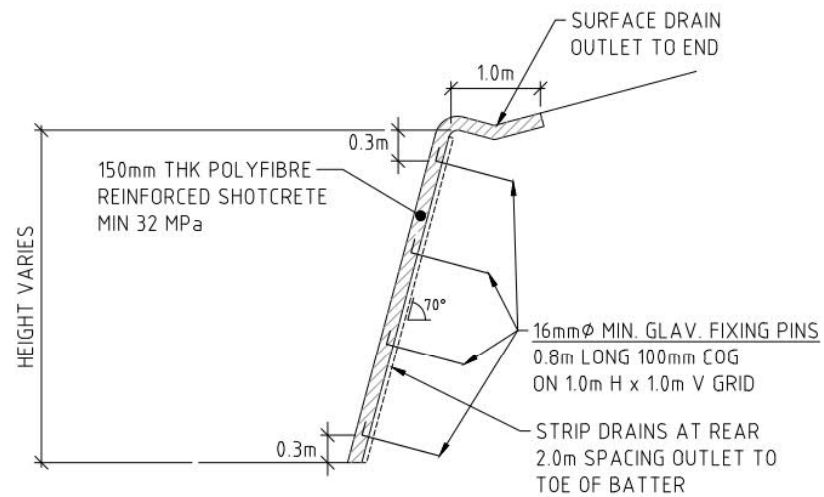
| | |
|----------------|-------------------|
| R.P.E.Q. NAME: | <i>Steve Ford</i> |
| R.P.E.Q. No.: | 25762 |
| SIGNATURE: | |
| DATE: | |

GEO

| | |
|-------------|---------------|
| CLIENT | |
| DRAWN KCDD | DATE 14/07/22 |
| CHECKED EWK | DATE 14/07/22 |
| SCALE | |

| | | | |
|------------|---|------------|------|
| PROJECT | PROPOSED RETAINING WALL 14 MURPHY STREET, PORT DOUGLAS | | |
| TITLE | TYPICAL SECTIONS SHEET 1 | | |
| PROJECT No | 22010AA-D | DRAWING No | C01 |
| | | REV | A A3 |

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TYPICAL SECTION 2
SIDE RETAINING WALL
N.T.S.



| REV | DESCRIPTION | APPD | DATE |
|-----|-------------------|------|----------|
| P1 | PRELIMINARY ISSUE | | 14/07/22 |
| | | | |
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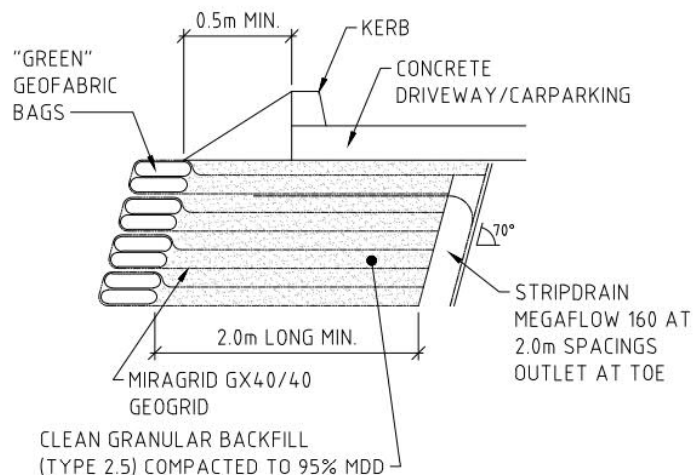
| | |
|----------------|------------|
| R.P.E.Q. NAME: | Steve Ford |
| R.P.E.Q. No.: | 25762 |
| SIGNATURE: | |
| DATE: | |

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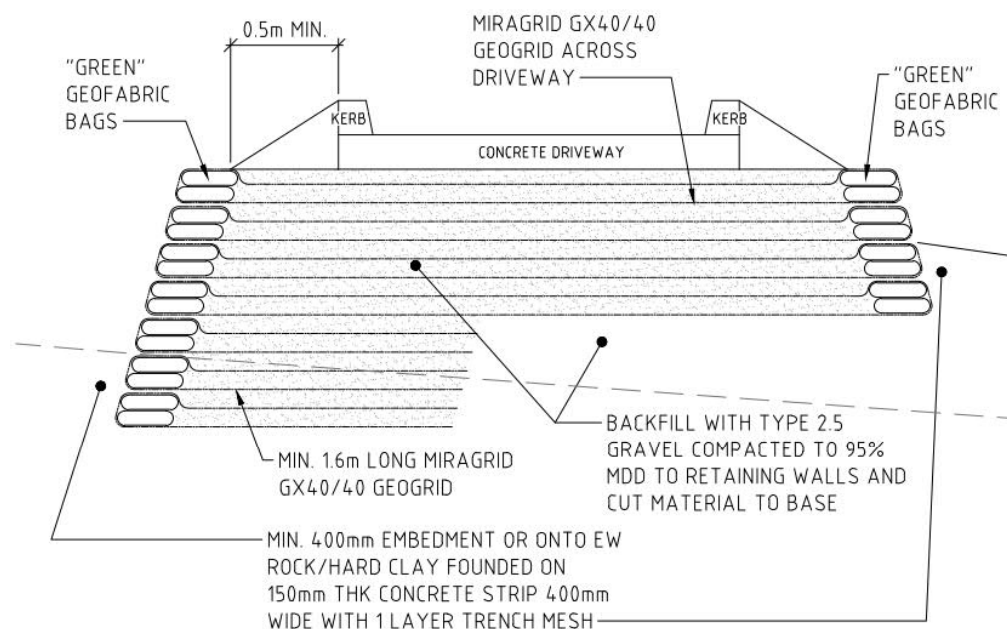
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|---------|------|------|----------|
| CLIENT | | | |
| DRAWN | KCDD | DATE | 14/07/22 |
| CHECKED | EWK | DATE | 14/07/22 |
| SCALE | | | |

| | | | |
|---|-----------|------------|-----|
| PROJECT | | | |
| PROPOSED RETAINING WALL 14 MURPHY STREET, PORT DOUGLAS | | | |
| TITLE | | | |
| TYPICAL SECTIONS SHEET 2 | | | |
| PROJECT No | 22010AA-D | DRAWING No | C02 |
| REV | A | | A3 |

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TYPICAL SECTION 3
(GCS WALL IN AREAS OF CUT OR
WHERE SINGLE FACE ONLY REQUIRED)
N.T.S.



TYPICAL SECTION 4
(SITE ACCESS)
N.T.S.



| REV | DESCRIPTION | APPD | DATE |
|-----|-------------------|------|----------|
| P1 | PRELIMINARY ISSUE | | 14/07/22 |
| | | | |
| | | | |
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|----------------|------------|
| R.P.E.G. NAME: | Steve Ford |
| R.P.E.G. No.: | 25762 |
| SIGNATURE: | |
| DATE: | |

GEO

| | |
|---------|------|
| CLIENT | |
| DRAWN | KCDD |
| CHECKED | EWK |
| SCALE | |

| | |
|------------|---|
| PROJECT | PROPOSED RETAINING WALL 14 MURPHY STREET, PORT DOUGLAS |
| TITLE | TYPICAL SECTIONS SHEET 3 |
| PROJECT No | 22010AA-D |
| DRAWING No | C03 |
| REV | A |
| A3 | |

Visual Amenity Report & Vegetation Survey for 14 Murphy Street Port Douglas (Lot 114 on PTD2094)

Prepared for Patagorang Holdings Pty Ltd

In relation to Information Request by Douglas Shire Council (ref.
MCUC2022_4732/1)

by John Sullivan Bach.App.Sc.Hort.

Hortulus Australia Pty/Ltd

PO Box 798 Port Douglas Q. 4877

30th June 2022.



Figure 1 Alstonia scholaris (Tree 39) Canopy from base of tree.



Introduction

Hortulus Australia Pty Ltd has been asked to provide a tree survey of existing vegetation on 14 Murphy Street (Lot 114 PTD 2094) Port Douglas and the adjoining Murphy Street, road verge to the front of the site. In addition to this provide comment on the Visual Amenity of the Landscape with reference to privacy and views to the site over time. The survey is to include all trees with a trunk diameter of 500mm or more as measured from 1000mm above natural ground level. The survey is to include species name, approximate height, trunk girth, estimated age, extent of canopy, and estimated root zone.

The survey was conducted Thursday 30th June 2022.

The Site

The subject site currently exists largely as a derelict site with climaxed wattle trees to the south and west of the site. The central area is cleared land dominated by weed species, remnants of previous gardening. The land falls approximately 20m over the 67m length of the site, with areas evident of previous access tracks and embankments from earthworks. At the north of the site stands two majestic trees, a Queensland Blue Gum (Tree 40) & a Milky Pine (Tree 39).



Figure 2 Trees 39 & 40 viewed from Lot 113 north west boundary note cleared site with weed species.

The Murphy Street road easement on the southwest boundary, is approximately 30m wide with vegetation dominating 20m of this area adjoining the property, with drainage and bitumen carriageway the remaining. There is currently a cleared gravel track to the site, from the bitumen road.



Figure 3 South west corner boundary peg center of photo showing existing gravel access road to boundary.

Vegetation Survey

The site was surveyed on foot with transects along each boundary and locations of each tree measured or approximated in relation to existing survey marks, trees already located and topography. These locations have been noted on the current survey plan, with locations approximate and not shown for construction purposes at this stage.

Species have been identified from foliage, fruit, and trunk characteristics available at the time of survey.

Girth has been measured on each tree.

Height & Canopy has been estimated onsite.

Estimated age of the trees is approximate, and based on the known longevity of each species, their current condition, knowledge of fire regimes and previous tree surveys of the site publicly available.

Root zones of large trees vary greatly, with some having roots up to 2km away from their trunk. In providing an estimate of root zone, we have assumed an estimate of Structural Root Zone is required. This figure varies greatly, not only considering the distance from the trunk but also the percentage of Total Root System proposed to be damaged on any individual specimen. The Structural Root Zone is a mathematical formula determined by the girth of the tree and is only an indication of an area of roots to be protected to provide stability of the tree if excavation is required. The species & post excavation care of a tree/palm also influences its ability to cope with root disturbance on an individual basis.

Removal status has been determined on individual specimens being in a proposed construction zone (house, driveway or excavation/retaining) or being part of a climax community. The Wattle Trees (*Acacia* sp.) on the site, generally belong to a community of plants that are short lived (20 years) & regenerated by fire. Fire hasn't been present on the western side of Flagstaff Hill for over 40 years. Most of the Wattles are in senescence showing evidence of reduced canopies, rot, and collapse, rendering them dangerous to build around. Additional evidence of regenerating native species clearly indicates a shift to closed rainforest species with juvenile Solitaire Palms (*Ptycosperma elegans*), Flame Trees (*Brachychiton acerifolius*), Native Olive (*Chionanthus ramiflorus*), Umbrella

Tree (*Schefflera actinophylla*), Lime berry (*Micromelum minutum*) amongst others, occurring below the existing canopy.

Weed species

The site is dominated by shrubby weeds with most native tree species to the southwest boundaries of the site. A large percentage of the vine growth over trees is a deciduous Yam species (*Dioscorea* sp.) that maybe a cultivated form, based on other tropical food plants present on site. Many of the species present seem to be largely garden escapees, which should be managed through the construction process. The development of a predominantly native garden as per proposed landscape plan by Hortulus (14 March 2022), in accordance with requirements for the Special Area Flagstaff Hill Zoning, should produce better visual & habitat outcomes.

The Murphy Street road easement has predominantly native species however the access driveway has an infestation of Tree Lucerne (*Leucaena leucocephala*) and Singapore Daisy (*Sphagneticola trilobata*) with the latter being presents across the entire site. Notable weed species are listed below.

| BOTANICAL NAME | COMMON NAME |
|-----------------------------------|--------------------|
| <i>Allamanda cathartica</i> | Climbing Allamanda |
| <i>Elaeis guineensis</i> | African oil Palm |
| <i>Heliconia stricta</i> | Bird of Paradise |
| <i>Leucaena leucocephala</i> | Tree Lucerne |
| <i>Manihot esculenta</i> | Cassava |
| <i>Megathyrsus maximus</i> | Guinea Grass |
| <i>Musa acuminata</i> var. | Sugar Banana |
| <i>Ravenala madagascariensis</i> | Travellers palm |
| <i>Sphagneticola trilobata</i> | Singapore Daisy |
| <i>Stachytarpheta cayennensis</i> | Blue Snake weed |



Figure 4 view from Tree 20 looking up hill to Trees 39 & 40 at the top of the site. Note general weed growth.

VEGETATION SURVEY PLAN
14 MURPHY STREET
PORT DOUGLAS.

DATE: 30/6/2022
SCALE: 1:400 (A4)
DRAWN: HORTUS AUST. P/L.

NORTH.

KEY: LOCATION OF TREES OVER 500mm GIRTH

- - TREES TO RETAIN PENDING DESIGN.
- - TREES TO REMOVE.

MURPHY STREET

EDGE OF BITUMEN APPROX.

Tree Numbers refer to the accompanying Tree Survey Plan (Above).

- TREE 1.** *Euroschinus falcata* Pink Poplar
Height; 10m Girth; 860mm Age; 20 Canopy Diameter; 5m
Structural Root Zone (radius from trunk); 2.9m Removal Status; Remain
- TREE 2.** *Euroschinus falcata* Pink Poplar
Height; 10m Girth; 760mm Age; 20 Canopy Diameter; 5m
Structural Root Zone (radius from trunk); 2.8m Removal Status; Remain
- TREE 3.** *Euroschinus falcata* Pink Poplar
Height; 11m Girth; 875mm Age; 25 Canopy Diameter; 7m
Structural Root Zone (radius from trunk); 2.9m Removal Status; Remain
- TREE 4.** *Euroschinus falcata* Pink Poplar
Height; 11m Girth; 850mm Age; 25 Canopy Diameter; 7m
Structural Root Zone (radius from trunk); 2.9m Removal Status; **Remove for entry road**
- TREE 5.** *Chionanthus ramiflorus* Native Olive
Height; 6m Girth; 560mm Age; 15 Canopy Diameter; 5m
Structural Root Zone (radius from trunk); 2.5m Removal Status; Remain
- TREE 6.** *Acacia crassicaarpa* Lancewood
Height; 7m Girth; 670mm Age; 30 Canopy Diameter; 5m
Structural Root Zone (radius from trunk); 2.7m Removal Status; Remain
- TREE 7.** *Acacia crassicaarpa* Lancewood
Height; 8m Girth; 780mm Age; 30 Canopy Diameter; 5m
Structural Root Zone (radius from trunk); 2.8m Removal Status; Remain
- TREE 8.** *Euroschinus falcata* Pink Poplar
Height; 9m Girth; 1090mm Age; 30 Canopy Diameter; 8m
Structural Root Zone (radius from trunk); 3.3m Removal Status; Remain
- TREE 9.** *Buchanania arborescens* Satinwood
Height; 11m Girth; 820mm Age; 40 Canopy Diameter; 6m
Structural Root Zone (radius from trunk); 2.9m Removal Status; Remain
- TREE 10.** *Terminalia sericocarpa* Damson
Height; 14m Girth; 910mm Age; 20 Canopy Diameter; 8m
Structural Root Zone (radius from trunk); 3m Removal Status; Remain
- TREE 11.** *Acacia crassicaarpa* Lancewood
Height; 10m Girth; 1140mm Age; 40+ Canopy Diameter; 6m
Structural Root Zone (radius from trunk); 3.4m Removal Status; **Remove due to age**

| | | | | | | | |
|-----------------|-------------------------------|------------------|--|---------------|----------|-------------------------------------|--|
| TREE 12. | <i>Acacia crassicaarpa</i> | Lancewood | Height; 4m | Girth; 1200mm | Age; 40+ | Canopy Diameter; 0m | Removal Status; Remove Dead |
| | | | Structural Root Zone (radius from trunk); 0m | | | | |
| TREE 13. | <i>Acacia crassicaarpa</i> | Lancewood | Height; 6m | Girth; 750mm | Age; 30+ | Canopy Diameter; 4m | Removal Status; Remove due to age |
| | | | Structural Root Zone (radius from trunk); 2.9m | | | | |
| TREE 14. | <i>Mangifera indica</i> | Mango Tree | Height; 9m | Girth; 600mm | Age; 20 | Canopy Diameter; 5m | Removal Status; Remove not native |
| | | | Structural Root Zone (radius from trunk); 2.7m | | | | |
| TREE 15. | <i>Buchanania arborescens</i> | Satinwood | Height; 11m | Girth; 740mm | Age; 30+ | Canopy Diameter; 6m | Removal Status; Remain |
| | | | Structural Root Zone (radius from trunk); 2.9m | | | | |
| TREE 16. | <i>Euroschinus falcata</i> | Pink Poplar | Height; 10m | Girth; 1460mm | Age; 40+ | Canopy Diameter; m | Removal Status; Remain |
| | | | Structural Root Zone (radius from trunk); 3.9m | | | | |
| TREE 17. | <i>Acacia crassicaarpa</i> | Lancewood | Height; 11m | Girth; 1175mm | Age; 40+ | Canopy Diameter; 6m | Removal Status; Remove due to age |
| | | | Structural Root Zone (radius from trunk); 3.5m | | | | |
| TREE 18. | <i>Terminalia muelleri</i> | Mueller's Damson | Height; 7m | Girth; 600mm | Age; 15 | Canopy Diameter; 4m | Removal Status; Retain pending drive design |
| | | | Structural Root Zone (radius from trunk); 2.5m | | | | |
| TREE 19. | <i>Chionanthus ramiflorus</i> | Native Olive | Height; 7m | Girth; 540mm | Age; 10 | Canopy Diameter; 6m | Removal Status; Retain pending drive design |
| | | | Structural Root Zone (radius from trunk); 2.5m | | | | |
| TREE 20. | <i>Acacia crassicaarpa</i> | Lancewood | Height; 6m | Girth; 600mm | Age; 30+ | Canopy Diameter; 5m | Removal Status; Remove due to age |
| | | | Structural Root Zone (radius from trunk); 2.7m | | | | |
| TREE 21. | <i>Acacia crassicaarpa</i> | Lancewood | Height; 6m | Girth; 690mm | Age; 30+ | Canopy Diameter; 4m covered in vine | Removal Status; Remove due to age |
| | | | Structural Root Zone (radius from trunk); 2.9m | | | | |
| TREE 22. | <i>Terminalia muelleri</i> | Mueller's Damson | Height; 7m | Girth; 700mm | Age; 15 | Canopy Diameter; 5m | Removal Status; Retain pending drive design |
| | | | Structural Root Zone (radius from trunk); 3m | | | | |
| TREE 23. | <i>Chionanthus ramiflorus</i> | Native Olive | Height; 7m | Girth; 790mm | Age; 10 | Canopy Diameter; 5m | Removal Status; Retain pending drive design |
| | | | Structural Root Zone (radius from trunk); 3m | | | | |

- TREE 24.** *Chionanthus ramiflorus* Native Olive
Height; 6m Girth; 580mm Age; 10 Canopy Diameter; 4m
Structural Root Zone (radius from trunk); 2.6m Removal Status; Retain pending drive design
- TREE 25.** *Ficus sp.* (possibly *ficus rubiginosa*) Fig Tree This tree has 4 trunks
Height; 14m Girth; 4000mm Age; 25+ Canopy Diameter; 12m
Structural Root Zone (radius from trunk); 4m (due to vigour) Removal Status; Retain
- TREE 26.** *Euroschinus falcata* Pink Poplar
Height; 13m Girth; 1300mm Age; 30+ Canopy Diameter; 8m
Structural Root Zone (radius from trunk); 3.5m Removal Status; Retain
- TREE 27.** *Euroschinus falcata* Pink Poplar
Height; 12m Girth; 880mm Age; 20+ Canopy Diameter; 6m
Structural Root Zone (radius from trunk); 3m Removal Status; Retain
- TREE 28.** DEAD TREE
Height; 4m Girth; 700mm Age; NA Canopy Diameter; 0m
Structural Root Zone (radius from trunk); NA Removal Status; **Remove dangerous**
- TREE 29.** *Acacia crassicaarpa* Lancewood
Height; 7m Girth; 720mm Age; 30+ Canopy Diameter; 4m
Structural Root Zone (radius from trunk); 2.9m Removal Status; **Remove due to age**
- TREE 30.** DEAD TREE *Acacia crassicaarpa* Lancewood
Height; 6m Girth; 760mm Age; NA Canopy Diameter; 0m
Structural Root Zone (radius from trunk); NA Removal Status; **Remove dangerous**
- TREE 31.** *Acacia crassicaarpa* Lancewood
Height; 7m Girth; 800mm Age; 30+ Canopy Diameter; 4m smothered in vine
Structural Root Zone (radius from trunk); 3.1m Removal Status; **Remove due to age**
- TREE 32.** *Acacia crassicaarpa* Lancewood
Height; 8m Girth; 720mm Age; 30+ Canopy Diameter; 4m
Structural Root Zone (radius from trunk); 2.9m Removal Status; **Remove due to age**
- TREE 33.** *Acacia crassicaarpa* Lancewood
Height; 7m Girth; 550mm Age; 25+ Canopy Diameter; 4m
Structural Root Zone (radius from trunk); 2.6m Removal Status; **Remove due to age**
- TREE 34.** *Acacia crassicaarpa* Lancewood
Height; 8m Girth; 720mm Age; 30+ Canopy Diameter; 4m
Structural Root Zone (radius from trunk); 2.9m Removal Status; **Remove due to age**
- TREE 35.** *Acacia crassicaarpa* Lancewood
Height; 8m Girth; 700mm Age; 30+ Canopy Diameter; 4m
Structural Root Zone (radius from trunk); 2.8m Removal Status; **Remove due to age**

| | | | | |
|--|---------------------------------------|----------|----------------------|--|
| TREE 36. <i>Acacia crassicaarpa</i> | Lancewood | | | |
| Height; 8m | Girth; 980mm | Age; 30+ | Canopy Diameter; 4m | |
| Structural Root Zone (radius from trunk); 3.1m | Removal Status; Remove due to age | | | |
| TREE 37. <i>Polyscias elegans</i> | Celerywood | | | |
| Height; 6m | Girth; 580mm | Age; 10+ | Canopy Diameter; 5m | |
| Structural Root Zone (radius from trunk); 2.7m | Removal Status; Remove construct zone | | | |
| TREE 38. <i>Polyscias elegans</i> | Celerywood | | | |
| Height; 8m | Girth; 1200mm | Age; 15+ | Canopy Diameter; 5m | |
| Structural Root Zone (radius from trunk); 3.5m | Removal Status; Remove construct zone | | | |
| TREE 39. <i>Alstonia scholaris</i> | Milky Pine | | | |
| Height; 20m | Girth; 2800mm | Age; 40+ | Canopy Diameter; 10m | |
| Structural Root Zone (radius from trunk); 5m | Removal Status; Retain | | | |
| TREE 40. <i>Eucalyptus tetericornis</i> | Queensland Blue Gum | | | |
| Height; 18m | Girth; 2400mm | Age; 40+ | Canopy Diameter; 8m | |
| Structural Root Zone (radius from trunk); 4.8m | Removal Status; Retain | | | |
| TREE 41. <i>Choinanthus ramiflorus</i> | Native Olive | | | |
| Height; 8m | Girth; 750mm | Age; 10 | Canopy Diameter; 5m | |
| Structural Root Zone (radius from trunk); 2.9m | Removal Status; Retain | | | |

VISUAL AMENITY COMMENTS

The comments on visual Amenity of the site and its vegetation refer to.

1. The existing Vegetation Survey and proposed tree removal (within this report),
2. The proposed ground Planting Plan by Hortulus Australia P/L dated 20 July 2022 &
3. The vegetation Schematic Elevations of existing trees to be retained and proposed planting at establishment, five years growth & 10 years growth.

Existing Trees

There are three significant trees on this site. Tree 25. *Ficus* sp., Tree 39. Milky Pine and Tree 40. the Queensland Blue Gum. They are all trees of good health, vigour and are young trees in relation to their species known longevity. Trees 39 & 40 have always intended to be retained, with the proposed building designed suitably. Tree 25 will require the driveway to be slightly adjusted in the Building Design process but can be easily retained as it sits close to the boundary and figs are known to cope well with root disturbance. This tree will become a major feature on the way up the driveway to the house.

Tree retention onsite will be based on the percentage of root disturbance being balanced with the Structural Root Zone, with protection areas to be excluded from all building site activity, debris, and waste. Supervision and required tree shaping will be undertaken by a qualified consulting arborist.

All Wattle Trees (*Acacia* sp.) are advised to be removed and replaced with native trees of better longevity, and better screening capabilities to provide neighbours privacy.

Many of the remainder of the trees are in suitable positions to remain with only a few requiring removals pending the location of the driveway when detail design occurs. The trees that remain will form part of the existing screening and ecosystem of Flagstaff Hill and will be enhanced through irrigation, horticultural practices & added native planting. Being predominantly to the Murphy Street portion of the site, these trees will provide some initial screening to the building site on the upper area.

Proposed Landscape Plan

The proposed Landscape plan provides for a predominantly dense native planting scheme (total site plants 1683), with 76.5% (1289 plants) of plants on the ground level to be native with 23.5% exotics (394 plants) generally located directly around the building. There are 176 existing & new native trees and palms on the plan that have a minimum mature height of at least six meters.

The landscape is intended to emulate the flow of water across the site into bioswales to allow the recharging of the water table and the excess to be captured to provide some irrigation over the Dry Season. This design allows for several microclimates to be created, utilising rainforest plants like Tree ferns, Daintree Gardenia, and Lilly Pilly. The top of the site allows for slightly dryer plantings with more honey flora for the creation of habitat, including the fast-growing Ulysses Butterfly Tree, Dwarf Golden Penda, and Dutchman's Pipe Vine for the Cairns Birdwing Butterfly.

Plant sizes have been recommended knowing that plants in smaller pot sizes, recover more quickly from transplanting and will initially outgrow larger plant stock in a shorter period, producing stronger and more stable plants.

Side Boundary Screening

The proposed building footprint leaves 4000mm on each side of the building to the property side boundaries. In this area it is intended to provide a 1000mm to 1500mm wide access pathway and steps including a naturalistic stormwater catchment swale. This will leave a 2500mm wide planting area, to provide screening to the neighbouring properties. It is assumed that adjoining properties would provide a similar area of planting in accordance with the requirements for special area Flagstaff Hill in the Douglas Shire Town plan. In total an area of screen would be achieved of 5000mm wide, adequate for screening between windows & balconies.

Planting density in this zone, has been specified to allow the selected species to provide dense foliage from the top of the plant all the way down. Heavily planted screening areas often end up shading out the lower foliage of the trees & palms allowing views in the understory. The *Syzygium australe* "Straight & narrow", *Ptycosperma macartherii*, and *Callistemon* "Slim", specifically have narrow forms with dense foliage provided they are not shaded out. Additional screen planting can be added as an understory as shade allows and as it is required.

Murphy Street Visibility

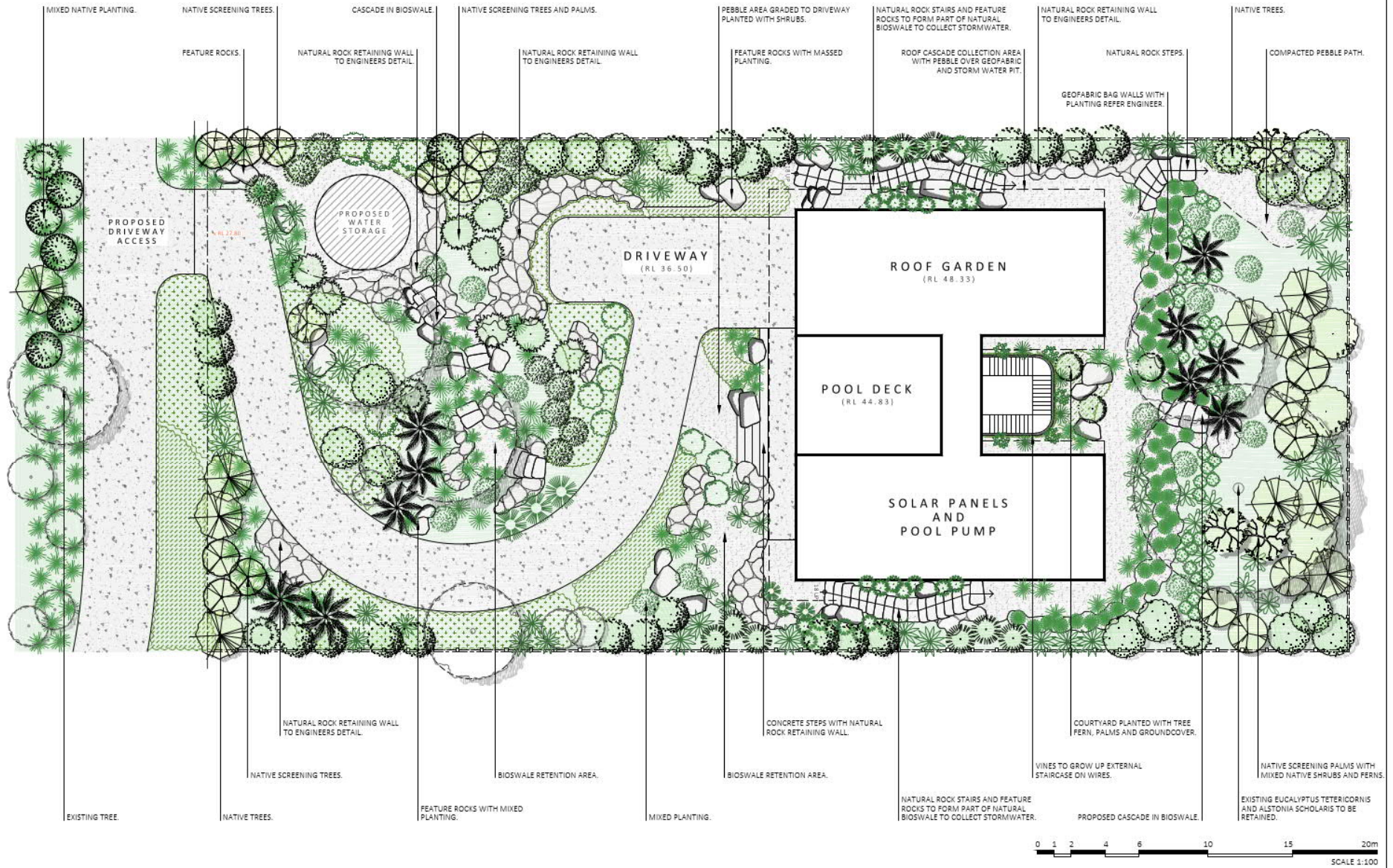
The lower half of the site provides for excellent screening of the built from Murphy Street, as the building is over 30m from the front of the site, with some existing trees remaining and additional screen planting provided.

From the southern edge of bitumen on the Murphy Street pavement, there will be a majority of existing trees left in the road easement and lower portion of the site with the additional planting as provided on the Planting Plan to screen any views to the proposed residence above.

As the driveway enters from the Southwest corner of the site there will be no visual access to the building from Murphy Street.

THE AUTHOR

John Sullivan Bach.App.Sc.Hort. has been specialising in tropical landscape in northern Australia since 1992 acting as a consultant in vegetation management in both natural and urban environments. He has designed & constructed many landscapes with several featuring in books & publications both in Australia & overseas. Sullivan has been a Director at the Mossman Botanic Gardens for 8 years.



ARGYROU RESIDENCE

SITE ADDRESS: 14 Murphy Street | Port Douglas

DRAWING TITLE

LANDSCAPE CONCEPT PLAN

SCALE: 1:100@A1

DATE: 22 July 2022

DRAWING NO. 1

REV. A

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[illegible]

HYDRIASTELE WENDLANDIANA

CHAMAEDOREA ATROVIRENS

LUCIALA GRANDIS

NATIVE TREE

SCREENING TREE

PHILODENDRON "BURLE MARX"

BAUHINIA KOCKIANA

ZAMIA PLUMILA

EPIPREMNUM PINNATUM

CASUARINA GLAUCA 'COUSIN IT'

NEOMARICA GRACILIS

SALAGENELLA LONGIPINNA

DICHONDRA 'SILVER FALLS'

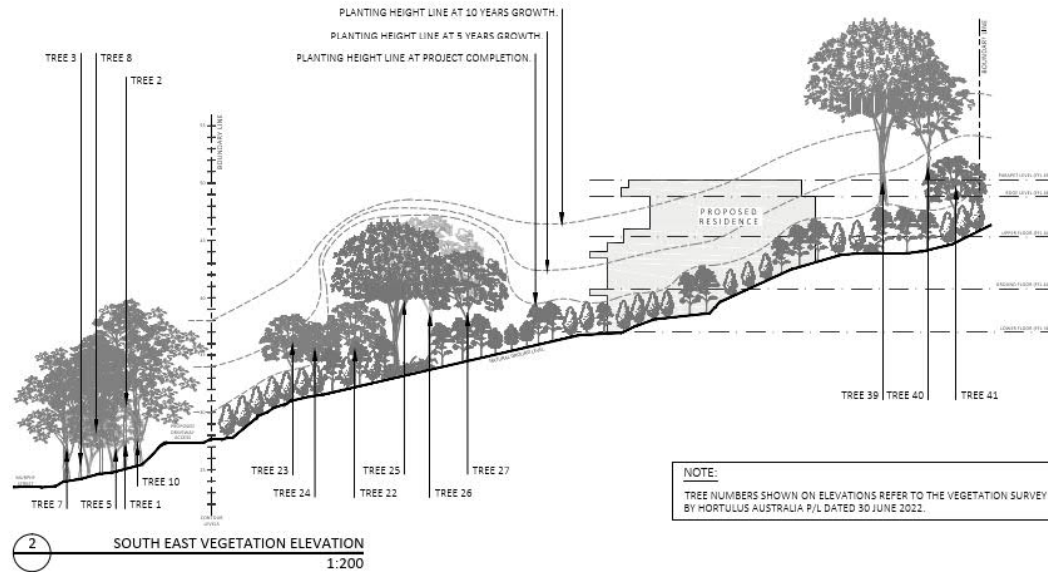
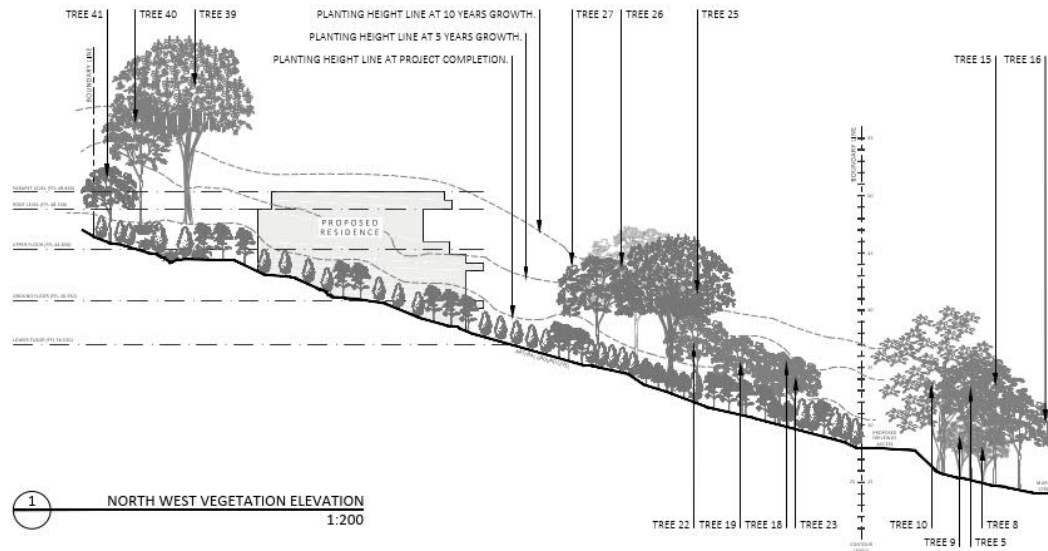
RHIPSA LIS

ARISTOLOCHIA TAGALA

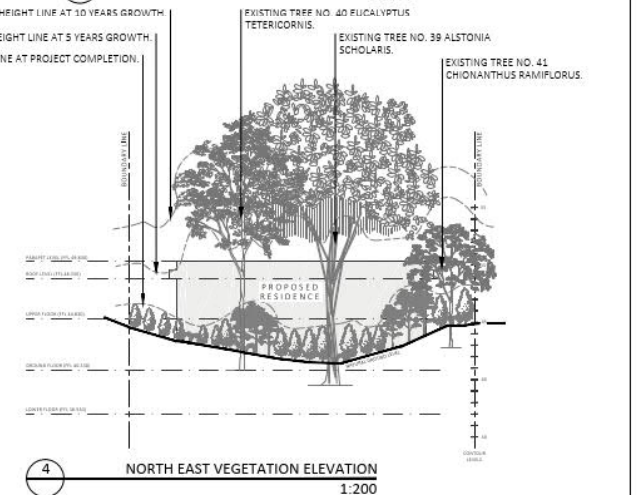
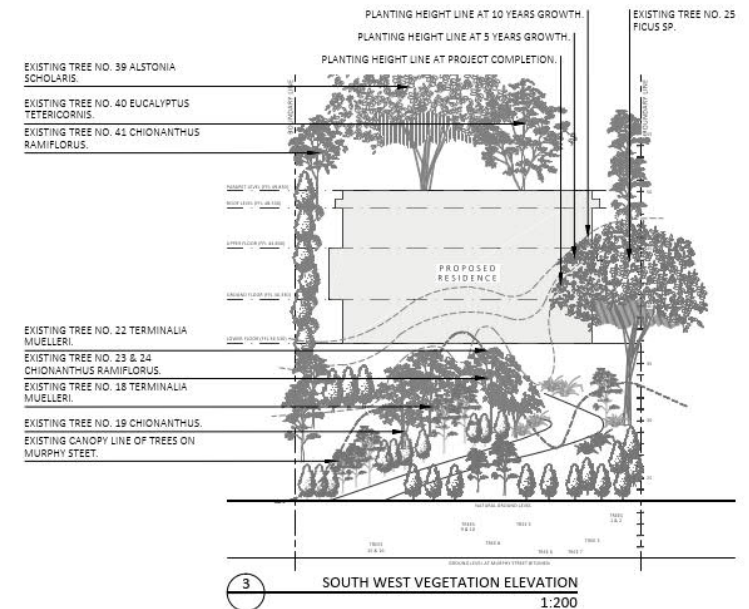
IPOMOEA HORSFALLIAE



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NOTE:
TREE NUMBERS SHOWN ON ELEVATIONS REFER TO THE VEGETATION SURVEY
BY HORTULUS AUSTRALIA P/L DATED 30 JUNE 2022.



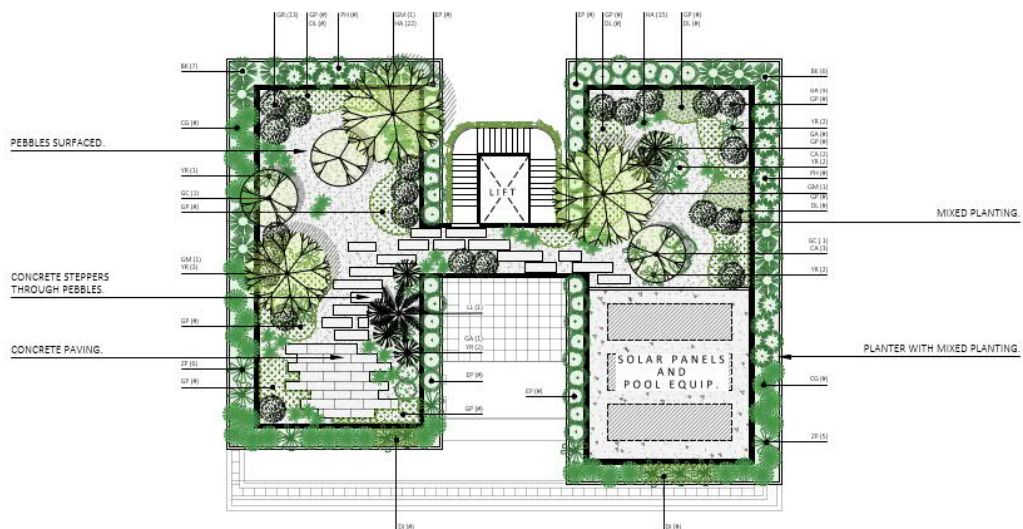
ARGYROU RESIDENCE
SITE ADDRESS: 14 Murphy Street | Port Douglas
DRAWING TITLE
SCHEMATIC ELEVATION

SCALE: 1:200@A1
DATE: 22 July 2022

DRAWING NO. 6
REV. A

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2 ROOF LEVEL PLAN
1:100

KEY TO SYMBOLS

| | | | |
|---|--------------------------------|---|-------------------------------|
|  | PACHYPODIUM LAMEREI |  | ANTHERUM SP. GIANT |
|  | GREVILLEA 'COOROORA CASCADE' |  | CASUARINA GLAUCA 'COUSIN IT' |
|  | GARDENIA MUTABILIS 'SOUL D'OR' |  | RHIPSALIS |
|  | GREVILLEA 'AMBER BLAZE' |  | HAWORTHIA DWARF ALOE |
|  | GREVILLEA 'ALEX PINK' |  | NYMPHAEA SP. |
|  | PHILODENDRON "BURLE MARX" |  | CASUARINA GLAUCA 'GREEN WAVE' |
|  | BAUHINIA KOCKIANA |  | DICHONDRA 'SILVER FALLS' |
|  | EPIPREMIUM PINNATUM |  | DIANELLA 'LITTLE JESS' |
|  | CYRTOSPERMA CUSPIDISPATHUM |  | GARDENIA PSIDIODES |
|  | LUDOVIA LANCIFOLIA |  | SCINDAPSUS PICTUS |
|  | ZAMIA PLUMILA |  | SPATHOPHYLLUM 'PABLO' |
|  | YUKKA ROSTRATA | | |

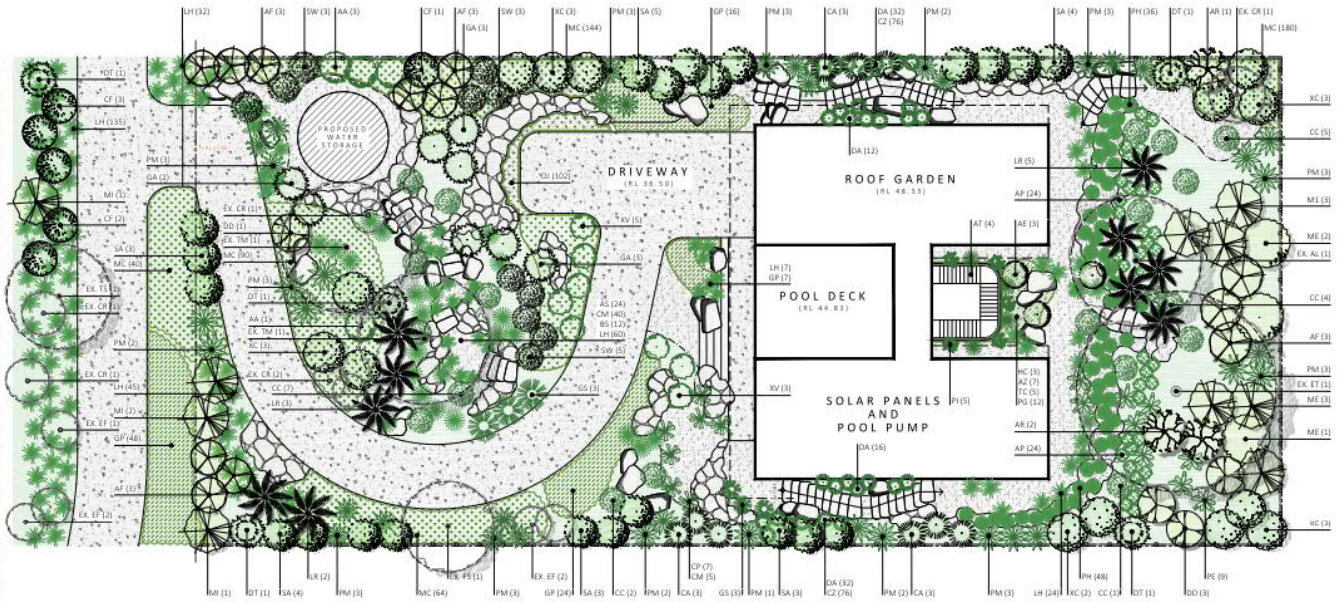


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PLANT SCHEDULE

| Code | Botanical Name | Common name | Qty | Pot Size | Type | H x W |
|---|--|------------------------------|-----|----------|------|-------|
| TREES & PALMS | | | | | | |
| AF | Archidendron lucyi | Sweet bean tree | 3 | 200mm | T | 6m |
| AF | Atractocarpus fitzalanii | Brown gardenia | 12 | 200mm | T | 8m |
| CF | Cupaniopsis flagelliformis | Brown tulipwood | 6 | 200mm | T | 6m |
| DO | Dorlingia darlingiana | Brown silky oak | 4 | 200mm | T | 10m |
| DT | Deplanchea tetraphylla | Golden bougainvillea | 5 | 200mm | T | 6m |
| GA | Gardenia actinocarpa | Queen's gardenia | 8 | 200mm | T | 1.5m |
| JE | Justicia denneyi | Queen's fire palm | 10 | 400mm | P | 8m |
| ME | Melicope elleryana | Avicoria tree | 3 | 200mm | T | 10m |
| MI | Mimusops elengi | Mimusops tree | 10 | 300mm | T | 6m |
| PM | Phycosperma elegans | Soft cane palm | 9 | 400mm | P | 8m |
| MC | Xanthostemon chrysanthus 'Fairhill Gold' | Dwarf golden panda | 18 | 400mm | T | 6m |
| AA | Arenga australasica | Native sugar palm | 4 | 200mm | P | 8m |
| CA | Callistemon sp. 'Slim' | Bottlebrush | 9 | 300mm | S | 4m |
| GS | Gordonia subrella | Cape York gardenia | 6 | 200mm | S | 2m |
| PM | Phycosperma macarthurii | Macarthur palm | 37 | 400mm | P | 8m |
| SA | Syzygium australe 'Straight & Narrow' | Straight & narrow silky palm | 22 | 200mm | T | 4m |
| TA | Tacca chantrieri | Powder puff lily palm | 11 | 200mm | T | 6m |
| SHRUBS, GRASSES, GROUNDCOVERS & CLIMBERS | | | | | | |
| AE | Angiopteris evecta | Bringing fern | 3 | 200mm | T | 4m |
| CF | Crinum pedunculatum | Native swamp lily | 7 | 140mm | S | 1m |
| CT | Cyathea cooperi | Sun tree fern | 19 | 300mm | T | 6m |
| GA | Gardenia speciosa 'Glennie River' | Blue Ravine | 88 | 140mm | S | 1.5m |
| GP | Gordonia subrella | Queen's gardenia | 95 | 140mm | GC | 0.5m |
| JE | Justicia denneyi | Avicoria tree | 243 | 200mm | S | 1m |
| MC | Molinieria capitulate | Woolly lily | 318 | 200mm | S | 1m |
| RV | Xanthostemon verticillatus | Bloomfield panda | 8 | 140mm | S | 2m |
| AP | Alpinia purpurata | Red shell ginger | 48 | 200mm | S | 2m |
| AZ | Alpinia zerumbet variegata | Variegated shell ginger | 7 | 200mm | S | 1.5m |
| CC | Cyathea debilis | Stony plant | 124 | 140mm | S | 0.5m |
| HC | Heliconia chartacea 'Sexy Pink' | Sexy pink crab's claw | 3 | 200mm | S | 3m |
| OP | Ophiopogon japonicus 'Nana' | Dwarf mondo grass | 102 | 140mm | GC | 0.1m |
| PH | Philodendron 'Burle Marx' | Burle Marx philodendron | 88 | 140mm | S | 1.5m |
| PH | Philodendron gloriosum | Curled philodendron | 12 | 200mm | S | 1m |
| TC | Tacca chantrieri | Black bat plant | 5 | 200mm | S | 0.7m |
| AT | Aristolochia tagala | Cucumber's pipe vine | 4 | 140mm | S | 1m |
| IP | Ipomoea horsfalliae | Cardinal creeper | 5 | 140mm | S | 1m |
| EXISTING TREES | | | | | | |
| AL | Alpinia purpurata | Red shell ginger | 1 | Existing | T | 2.5m |
| AA | Arenga australasica | Native sugar palm | 1 | Existing | T | 1.5m |
| CR | Crinum pedunculatum | Native swamp lily | 4 | Existing | T | 8m |
| DT | Deplanchea tetraphylla | Golden bougainvillea | 4 | Existing | T | 6m |
| DT | Dorlingia darlingiana | Brown silky oak | 1 | Existing | T | 10m |
| PS | Polka spots | Polka spots | 1 | Existing | T | 2.5m |
| PM | Phycosperma macarthurii | Macarthur palm | 1 | Existing | T | 2.5m |
| PS | Polka spots | Polka spots | 1 | Existing | T | 2.5m |
| GROUNDWALLS | | | | | | |
| AS | Asplenium australasicum | Woolly nest fern | 24 | 140mm | S | 2m |
| CM | Cordyline marmorata | Native swamp cordyline | 40 | 140mm | S | 3x1.5 |
| BA | Bowenia spectabilis | Bowenia tree | 22 | 200mm | S | 1m |
| JE | Justicia denneyi | Avicoria tree | 60 | 200mm | S | 1m |

C = Climber G = Ginger SE = Sedg P = Fern F = Palm T = Tree GC = Groundcover S = Shrub



KEY TO SYMBOLS



0 1 2 4 6 10 15 20m
SCALE 1:300

ARGYROU RESIDENCE

SITE ADDRESS: 14 Murphy Street | Port Douglas

DRAWING TITLE

PLANTING PLAN

SCALE: 1:100@A0

DATE: 22 July 2022

DRAWING NO.

5

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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 20 June 2022 under section 51 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 Environmental Management Zone Code;
 - b. Council undertook an assessment in accordance with the provisions of sections 60, 62 and 63 of the *Planning Act 2016*; and
 - 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. Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

Non-Compliance with Assessment Benchmarks

None. Subject to the conditions the development complies with the Planning Scheme Assessment Benchmarks.

Planning Act 2016
Chapter 3 Development assessment

[s 74]

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

- (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

- 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.

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

- (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.

- (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

- (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.

- (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.

Individual owner's consent for making a development application under the *Planning Act 2016*

I, 'George Argyrou'

as owner of the premises identified as follows:

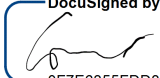
14 Murphy Street, Port Douglas (Lot 114 PTD 2094)

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

Neil Biddle & Kim Cullen

on the premises described above for:

Dwelling House including provision of access and earthworks associated with the Dwelling House site location

DocuSigned by:

0F7E6355FDD8406...

[signature of owner and
4/10/2024
date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

We, Neil Biddle & Kim Cullen

as owner of the premises identified as follows:

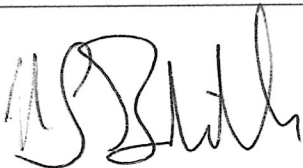
12 Murphy Street, Port Douglas (Lot 113 PTD 2094)

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

George Argyrou

on the premises described above for:

Dwelling House including provision of access and earthworks associated with the Dwelling House site location



[signature of owner and
date signed]

14/4/2024