



Chiodo Corporation Pty Ltd

Fairmont Resort Port Douglas Response to Information Request

March 2021

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1. Introduction

1.1 Purpose of this report

GHD has been engaged by Chiodo Corporation Pty Ltd (Chiodo) to prepare and compile a Response to Douglas Shire Council's (Council) Information Request (IR), dated 22 January 2021 and the supplementary IR dated 27 January 2021.

In January 2021, Chiodo lodged an amended Development Application for a Material Change of Use (MCU) for a Tourist Resort on land described as Lot 1 on SP150468, located at 71-85 Port Douglas Road, Port Douglas. The amended MCU was in response to two Action Notices issued by Council, which queried the type of land use approval being sought by the Applicant.

In accordance with section 12 of the Development Assessment Rules (DAR), version 1.3 (11 September 2020), Council issued an IR on 22 January 2021 and a supplementary IR on 27 January 2021 requesting additional information in order to allow Council to complete an assessment of the proposal. A copy of Council's IR is provided in Appendix A.

Pursuant to section 13.2 of the DAR, the applicant now provides a response to all items raised by Council in their IRs. Council is advised that the applicant intends to proceed with public notification of the development application in accordance with Part 4 of the DAR.

1.2 Assumptions

The following assumptions were made by GHD in the development of this report:

- Details provided through desktop assessments are correct and reflect site conditions
- Reports prepared by third parties are correct and verified by the third party.

1.3 Scope and limitations

This report has been prepared by GHD for Chiodo Corporation Pty Ltd and may only be used and relied on by Chiodo Corporation Pty Ltd for the purpose agreed between GHD and the Chiodo Corporation Pty Ltd as set out in Section 1.1 this report.

GHD otherwise disclaims responsibility to any person other than Chiodo Corporation Pty Ltd arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in Section 1.2 this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by Chiodo Corporation Pty Ltd and other third parties who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

2. Building height

1. *The proposed building height is approximately 20 metres with Council's Planning Scheme limiting building height to 13.5 metres. The proposal to exceed the prescribed height limit conflicts with the performance outcomes and purpose of the Tourist Accommodation Zone Code. In addition, it conflicts with Theme 4, 3.7.1 (2) of the Strategic Framework. Demonstrate how the proposed height breach can comply with the purpose of the zone code and the Strategic Framework and confirm the height of the building in accordance with the definition of building height from the 2018 Douglas Shire Planning Scheme version 1.0.*

Applicant response

Based on the natural ground level of 4.74 m, the roof level of the proposed development at the front of the street boundary is 0.77 m above the 13.5 m height limited stipulated in the Planning Scheme. The Applicant believes that the reference point Council has used for assessing the height of the building, being the lowest habitable level of 3.01 m, is not consistent with other local governments throughout Queensland (and Australia) where the measurement of height is from the nominated natural ground level.

The Applicant believes that given the lowest habitable level of the proposed resort is an excavated level, the real intent of the PO1 and AO1.1 of the Planning Scheme is to limit developments to 13.5 m above natural ground level, and therefore the height of the building should be assessed from the natural ground level of 4.74 m. Chido believe that the proposed tropical design along with the extensive landscaping and use of modern architectural features reduces the bulk of the building to reduce visual impacts.

The Applicant would also like to note that the development is 1.46 m to 2.56 m below Port Douglas Road, thereby reducing the visual impact of the resort and the impact of the 0.77 m above the height limit is further diminished. Figure 2-1 refers.

Further, with the full façade and roof being draped in vegetation and greenery, the design and use of extensive landscaping also reduces the visual impact of the building. The Applicant has a vision of achieving a greater percentage of planting on the site than if the site was left undeveloped. This commitment to greening the building is consistent throughout the proposed development with landscaping hanging from planters on each suite balcony, a rainforest of planting in the lobby and a green and activated roof and perimeter landscaping.

The proposed green and activated roof will be the first in Port Douglas. With a reduction in the heat sink effect through the replacement of a normal roof with a landscaped and activated space complete with pool, the insulting effect of these elements improves the thermal efficiency of the building, reducing the thermal loads and overall air conditioning capacities to cool the internal spaces.

Through the Applicant's analysis of other developments in the Douglas Shire Council Local Government Area, the Applicant believes that the visual impact of the proposed resort is much less than others already approved, such as Coconut Grove.

Please refer to Appendix B for further details about the proposed development and the comparison to Coconut Grove.

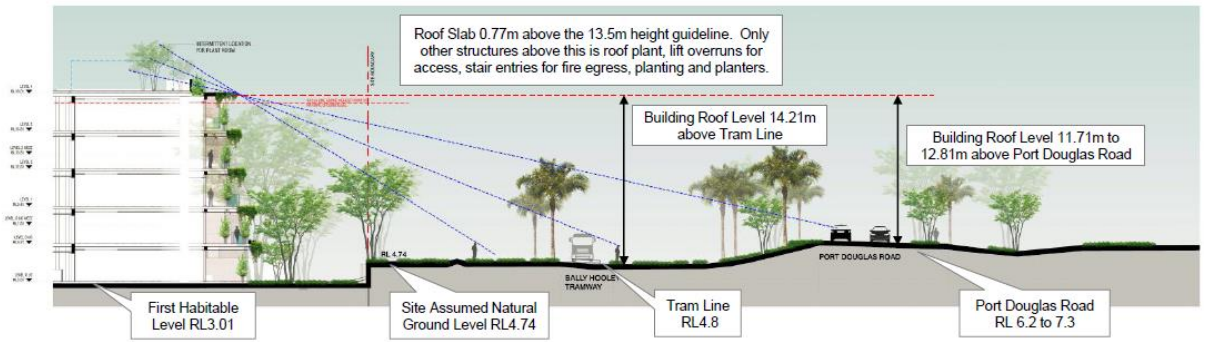


Figure 2-1 Street view analysis

3. External road works

2. *The intersection analysis of the access operation indicates that the level of service achieved is F. This is not a satisfactory level of service for road safety and traffic impacts. Additional measures including consideration of limiting turn movement or other such treatments are to be proposed and a revised assessment is to be provided to achieve an acceptable level of service.*

Applicant response

Please refer to the traffic and transport response, prepared by GTA Consultants, provided in Appendix C. Pages 1-2 refer.

3. *Demonstrate that the proposed left-in and left-out of the loading dock is suitably controlled and signed to ensure only these movements will occur.*

Applicant response

Please refer to the traffic and transport response, prepared by GTA Consultants, provided in Appendix C. Pages 2-3 refer.

4. *Demonstrate that the loading dock left-in only entrance does not require road widening, to ensure safe use of the intersection/access.*

Applicant response

Please refer to the traffic and transport response, prepared by GTA Consultants, provided in Appendix C. Pages 2-3 refer.

5. *Provide an assessment of the queue length at the proposed intersection with Port Douglas Road to confirm it will not be over the tram line (will not cause stacking) and/or provide controls on how this will be managed.*

Applicant response

Please refer to the traffic and transport response, prepared by GTA Consultants, provided in Appendix C. Page 4 refers.

6. *It is noted that the tram line is proposed to be lifted (by over 1 m as shown on the engineering plans). It is also noted that the tram line measures around 28 m from the access edge on the proposed northern access and has an existing level of difference of approximately 2.6 metres giving a grade of around 10% or 1v in 10h. The proposed design grade appears to be approximately 6% (average) between the road edge and the rail line increasing to 15% in the ramp to the basement. Provide owners consent for the tram way changes and provide a detailed grading plan and assessment of grade changes.*

4. Removal of iconic oil palms

7. *The proposal includes to remove at least three iconic Oil Palms for the construction of the main access to the site. This conflicts with the purpose of the Port Douglas ad Craiglie Local Plan Code as the iconic Oil Palms are required to be retained. Amend the access design and demonstrate how the iconic Oil Palms can be retained.*

Applicant response

Please refer to the response, prepared by Pure Projects, provided in Appendix D.

Chiodo proposes the relocation of two (2) oil palms to the northern end of the road reserve.

5. Site filling

8. *The location of Section A on Northrop Drawing 200372-DA-C03.01 does not pick up the filling along the western boundary where the existing drainage swale meanders in and out of the property. The low areas are evidenced by the green shading in the Northrop drawing. Concern is raised with the south west corner, (but not limited to this location), where the swale appears to be slightly larger within the subject site. Council Officers are concerned that the proposed filling may impede the drainage line and displace the runoff and drainage to third parties, in conflict with the planning scheme, FNQROC Development Manual and QUDM.*

Filling adjacent to or within the water body near the north west boundary must also be considered and further detail must be provided on how this will be achieved without impacting on the adjoining landowner.

Applicant response

Please refer to the response, prepared by Pure Projects and earthworks cut fill plans prepared by Northrop, provided in Appendix E. A summary of the earthworks cut and fill is provided in the table below.

Drawing name	Drawing number	Drawing date
Earthworks Cut Fill Plan	200372-DA-C03.01	
Earthworks Cut Fill Sections	200372-DA-C03.00	

6. Stormwater

9. *Undertake a local drainage study of the site to determine the drainage impacts on upstream and downstream properties and the mitigation measures required to minimise such impacts. In particular, the study must address the following as a minimum:*
 - a. *The extent of the 1% AEP flood event in relation to the site both pre- and post-development, with calculations and assumptions including for the proposed on-site detention*
 - b. *Primary and secondary flow paths for the 5, 10 and 100 year ARI flood events*
 - c. *Identify any requirement for drainage easements through the site*
 - d. *Identify the need and tenure for flood detention areas to ensure no worsening impact on surrounding properties, for the entire development*
 - e. *Identify the capacity of the proposed drainage lines through the site and overland flow paths in the event of inlet blockages. Advice on blockage factors as well as a severe impact assessment will be required.*
 - f. *Lawful points of discharge, noting that the swale to the west is unlikely to meet the requirement for a lawful point of discharge.*

The drainage study is to be certified by an appropriately qualified and experienced engineer (RPEQ certified) and must comply, in all regards, with the requirements of the Queensland urban Drainage Manual (QUDM) and the FNQROC Development Manual.

As part of the lawful point of discharge considerations, further details and clarification is required in relation to the providing owners consent for the downstream property in accordance with the requirements of the Planning Act 2016. Namely the number of directors to sign the Owners Consent in addition to the position of the signatories.

10. *Provide cross sections and additional drainage modelling to demonstrate that the proposed filling in the south-west corner of the lot does not impact/cause a nuisance to the adjacent upstream and downstream drain operation and adjoining land.*
11. *Demonstrate that additional outlet to the adjacent site (north-west corner of development) does not impact /cause nuisance to the adjacent downstream site.*
12. *Demonstrate that the proposed stormwater infrastructure can achieve sufficient grade to proposed outlets and that the levels at the outlets can accommodate the proposed culvert sizes.*

Applicant response

Please refer to the Engineering Report and engineering drawings, prepared by Northrop, provided in Appendix F.

Northrop conclude the following with respect to stormwater associated with the development.

“The proposed development at 71-85 Port Douglas Road, Port Douglas consists of a multi-storey resort building, with surrounding open space. The floor level for the lower ground floor has been set to 3.01 mAHD, providing 301 mm freeboard to the 1% AEP 2100 storm tide combination.

The adopted floor level sits in the order of 1-2 m below the adjoining properties to the north and south, with retaining walls proposed to facilitate the level difference. The walls will be designed at the detailed design stage with landscaping solutions to be investigated to reduce height and

extent of walls as much as possible. Bulk excavation of the site will require around 50,000 m³ of soil to be exported from the site, to be confirmed at the detailed design stage.

Two new property accesses are proposed from Port Douglas Road, with the existing access to be removed. Widening of Port Douglas Road is required to provide left- and right-turn lanes into the main site access.

A 1200x600 RCBC is proposed to replace the existing 600 dia pipe along the southern boundary of the site to convey 1% AEP flows from port Douglas Road to the golf course lagoon, with a 3 m wide easement to be registered over the culvert. Internal site drainage is proposed to connect to the culvert, up to capacity of the system, with the remaining sit area connecting to a second outlet located in the north eastern corner. Two on-site detention systems are proposed in the north-western and south-eastern corners of the site to ensure that the peak flows leaving the site do not meaningfully exceed pre-developed conditions. This has been provided to obtain owner's consent to discharge into the adjoining lagoon and provides compensatory storage for regional flood events. The impacts of severe rainfall events are minimal given that the runoff arriving at the Port Douglas Road inlet structure do not overflow through the site in the event of blockage or exceedance of capacity. This is consistent with the existing flow regime. Design of the internal drainage system will be undertaken at the detailed design stage using ILSAX hydrology and ARR 2019 rainfall and procedures in the DRAINS software. The design will be undertaken in accordance with the Far North Queensland Regional Development Manual, the Queensland Urban Drainage Manual, and Council's requirements. In summary, this report and the accompanying civil engineering drawings determine that

- Access to the site is available via two new property accesses constructed from Port Douglas Road;
- The required flood immunity is provided to the lower ground floor through the provision of 301 mm freeboard to the 1% AEP flood level (2100 storm tide combinate); and
- A drainage regime has been identified and can be further designed at the detailed design stage to meet the relevant requirements.

A summary of the engineering drawings to support the proposed stormwater regime is detailed below.

Drawing name	Drawing number	Drawing date
Cover Sheet, Drawing List & Locality Plan	200372-DA-C01.01	
Civil Specification Notes	200372-DA-C01.11	
General Arrangement Plan	200372-DA-C01.21	
Concept Sediment Erosion Management Control Plan	200372-DA-C02.01	
Sediment Erosion Management Control Details	200372-DA-C02.11	
Earthworks Cut Fill Plan	200372-DA-C03.01	
Earthworks Cut Fill Sections	200372-DA-C03.11	

Drawing name	Drawing number	Drawing date
Siteworks and Stormwater Management Sheet	200372-DA-C04.01	
Siteworks and Stormwater Management Sheet	200372-DA-C04.02	
Siteworks and Stormwater Management Sheet	200372-DA-C04.03	
Siteworks and Stormwater Management Sheet	200372-DA-C04.04	
Driveway Longitudinal Sections	200372-DA-C04.11	
Concept OSD Plan	200372-DA-C05.01	
Trunk Drainage Longitudinal Section	200372-DA-C05.11	
Concept Catchment Plan	200372-DA-C08.01	

7. Landscaping plan

13. Provide a landscaping plan for the development which:

- a. Is designed in accordance with the Planning Scheme Policy SC6.7
- b. Complies with the FNQROC Development Manual for street tree planting
- c. Accurately locates existing on-street trees and vegetation on the road verge to be retained and removed
- d. Includes on-site landscaping which screens retaining structures and does not rely on on-street landscaping to do so.

Applicant response

Please refer to the landscaping plans, prepared by Durie Design, provided in Appendix G.

The plans include landscaping for the proposed development, hard landscape material examples, indicative species schedule and planting palette.

A summary of the landscaping plans is provided in the table below.

Drawing name	Drawing number
Lower and Upper Ground Floor Landscape Plan	LO1
Main Entrance Area	LO2
Kids Pool Areas	LO3
Main Pool Area	LO4
Zen_Yoga Garden	LO5
Floor Gardens	LO6
Rooftop Pool	LO7
Private Courtyard	LO8
Landscape Tree Retention and Removal Plan	LO9
Hardscape Material	L10
Indicative Planting Schedule	L11
Planting Palette	L12
Planting Palette	L13
Planting Palette	L14
Public Domain Plan	L15

8. Demolition plan

14. *Detail how the 8000 tonnes of concrete building demolition waste will be managed. In particular, provide the following information:*

- a. *Who the demolition contractor is, including a full list of their credentials*
- b. *What EA and/or ERA licenses and approvals are in place for the work*
- c. *Where the concrete waste will be disposed of*
- d. *When demolition will commence.*

Applicant response

Please refer to the Demolition Plan, prepared by Pure Projects, provided in Appendix H. Please also refer to the Site Plan Demolition Works Overview, prepared by Buchan, provided in Appendix H.

9. Amended site plan

15. *Provide an amended site plan and associate set of plans detailing the following:*
- a. *Existing site levels and RL's, in particular, for the vehicle paths and for the top of the retaining wall supporting the internal port cochere roundabout*
 - b. *The retaining wall for the port cochere is to be within the property boundary and this should be reflected in the amended plan*
 - c. *Existing and proposed levels must be detailed on the same plan*
 - d. *A clear representation of how the service access is sited without the gap portrayed on the application site plan.*

Please refer to the amended Site Plan of Port Cochere, prepared by Buchan, provided in Appendix I.

10. Section plans

16. *Provide a section plan detailing the service access from the carriageway of the road to the basement car park. The section must accurately detail the tram line, revised levels and existing levels, a 3.5 metre wide footpath cycleway in accordance with Councils principal cycle network design standard and be drawn to an appropriate scale.*

Applicant response

Please refer to the Loading Dock Ramp Plan, prepared by Buchan, provided in Appendix J.

17. *Provide a section plan detailing the primary access from the carriageway of the road to the car park. The section must accurately detail the tram line, revised levels and existing levels, a 3.5 metre wide footpath cycleway in accordance with Councils principal cycle network design standard and be drawn to an appropriate scale.*

Applicant response

Please refer to Main Entry Ramp Plan, prepared by Buchan, provided in Appendix J.

11. Landscaping and recreation areas

18. *The application plans incorrectly detail the landscaping percentage of the site. In accordance with the administrative definitions from the 2018 Douglas Shire Planning Scheme version 1.0, demonstrate the percentage of landscaping area and recreation area separately. Plans should be provided with calculations to address this item.*

Applicant response

Please refer to the Site Coverage Plan, prepared by Buchan, provided in Appendix K.

The site coverage for the proposed development is detailed below.

Site coverage		
Area Type	Area	Area %
Building outline	10,439 m ²	50
Landscape	9,480 m ²	46
Plant	753 m ²	4
TOTAL	20, 672 m²	100

12. Storm tide and drainage study

19. *The application includes a storm tide and local drainage assessment report prepared by WBM BMT which gives a recommended finished floor level to provide adequate storm tide and flood immunity. The report is not RPEQ certified. Provide an RPEQ certified updated report.*

Also note that the report recommends a freeboard of 300 mm to provide a finished floor level immunity. Council's 2012 Storm Tide Inundation Report prepared by WBM BMT recommends a freeboard of 500 mm in this location for storm tide immunity. Detail why the recommended immunity level has decreased.

Applicant response

Please refer to the RPEQ certified Catchment Flooding & Storm Tide Study, prepared by BMT, provided in Appendix L.

BMT conclude the following with respect to the proposed freeboard of 300 mm to provide a finished floor level immunity.

"BMT has completed a flood study to derive the 1% AP DFL and has considered the outcomes of the BMT WBM (2013) storm tide study as they relate to the subject site.

The DFL estimates were derived based on a combination of regional catchment flow and storm tide tailwater level. Whilst the ARR2019 guideline requires the consideration of the 1% AEP flow with the 1% AEP storm for the present-climate scenarios, the modelling also conservatively included sea level rise allowance to provide results for the 2070 and 2100 planning horizons.

A local flood modelling assessment was undertaken to ensure that the level derived from this flooding event is not higher than the regional flood levels. A sensitivity analysis was also conducted based on a range of Manning's n values for main flow paths. The analysis showed that the DFL estimates were not overly sensitive to the adopted roughness values.

Based on the flood model results and consideration of storm tide, the DFL estimates for the proposed development site are:

- *2.70 mAHD for the 2100 storm tide combination*
- *2.46 mAHD for the 2070 storm tide combination*
- *2.45 mAHD for the local flooding event.*

In accordance with the Douglas Shire Planning Scheme, Flood and Storm tide Hazard overlay code, the proposed development floor level is to be designed to provide flood immunity to the 1% AEP defined flood and storm tide event plus a freeboard allowance of 300 mm. The recommended minimum finished floor levels are therefore:

- *Development design life of 80-years (i.e. to the year 2100): 3.00 mAHD*
- *Development design life of 50-years (i.e. to the year 2070): 2.76 mAHD.*

13. Site cover

20. *The percentage of site cover is incorrectly detailed in the application. Demonstrate the site cover percentage in accordance with the definition from the 2018 Douglas Shire Planning Scheme version 1.0. Plans should be provided with calculations to address this item.*

Applicant response

Please refer to the Site Coverage Plan, prepared by Buchan, provided in Appendix K.

The site coverage for the proposed development is detailed below.

Site coverage		
Area Type	Area	Area %
Building outline	10,439 m ²	50
Landscape	9,480 m ²	46
Plant	753 m ²	4
TOTAL	20, 672 m²	100

14. Benchmark assessment

21. *Provide an assessment against the acceptable outcomes from all the relevant development codes for the resort complex proposal. It is noted that an assessment against the performance outcomes has been provided, however, an assessment against the acceptable solutions needs to be provided.*

It is noted that where an Acceptable Outcome is not prescribed in a relevant code, the Applicant has undertaken an assessment in accordance with the Performance Outcome.

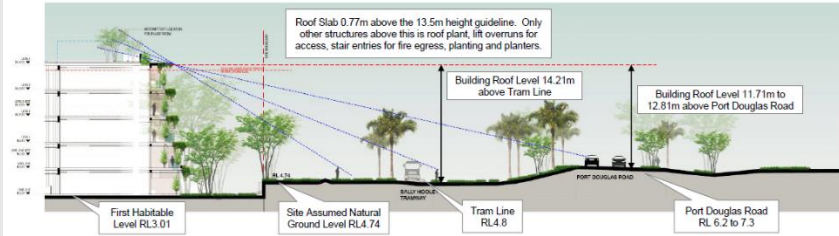
14.1 Tourist accommodation zone code

The site is included in the Tourist accommodation zone. The Tourist accommodation zone is supported by the Tourist accommodation zone code. The purpose of the Tourist accommodation zone code is to:

“Provide for short-term accommodation supported by community uses and small-scale services and facilities in locations where there are tourist attractions”.

To comply with the purpose of the code, Council has also requested an assessment in compliance with the Acceptable Outcomes of the code. The proposal’s compliance with the relevant Acceptable Outcomes is detailed in the following Table 14-1.

Table 14-1 Tourist accommodation zone code

Performance outcomes	Acceptable outcomes	Development compliance
For assessable and self-assessable development		
Height		
<p>PO1 The height of all buildings and structures must be in keeping with the residential character of the area.</p>	<p>AO1 Buildings and structures are not more than 13.5 metres and 3 storeys in height.</p>	<p>AO1 Merits based justification</p> <p>Chiodo have produced the following street view analysis to demonstrate how the development addresses the height of the building.</p>  <p>The diagram shows a cross-section of a building and its surroundings. A red dashed line indicates a 13.5m height guideline. The building's roof slab is 0.77m above this guideline. The building roof level is 14.21m above the tram line (RL 4.8) and 11.71m to 12.91m above Port Douglas Road (RL 6.2 to 7.3). Other ground levels shown include the first habitable level (RL 3.01) and the site's assumed natural ground level (RL 4.74).</p> <p>Please refer to the additional supporting information provided in Appendix B.</p>
Setbacks (other than for a dwelling house)		
<p>PO2 Buildings are set back to:</p> <ol style="list-style-type: none"> maintain the character and amenity of the area; achieve separation from neighbouring buildings and from road frontages. 	<p>AO2 Buildings are setback:</p> <ol style="list-style-type: none"> a minimum of 6 metres from the main street frontage a minimum of 4 metres from any secondary street frontage 4.5 metres from a rear boundary 2 metres from a side or an average of half of the height of the building at the side setback whichever is the greater. 	<p>AO2 Merits based justification</p> <ol style="list-style-type: none"> The proposed development is generally set back 6 m from the main street frontage; however, elements of the Port Cochere access ramp and kids club pool encroaches into this 6 m setback. The Applicant considers the main street frontage to be consistent with existing development to the south of the proposed development site. The proposed development (building footprint) is generally set back 4.5 m from the rear boundary of the site; nevertheless, elements of the proposed building including main pool areas, outdoor dining areas and entry/exit features encroach into the 4.5 m setback. However, given the adjoining property to the west is a golf course

		<p>and the areas of encroachment are generally limited to pool areas and associated outdoor recreation areas, the Applicant considers the proposed encroachment will not impact the adjoining neighbour or cause adverse visual amenity impacts.</p> <p>c) The proposed development at lower ground level is setback 2 m from the side boundaries. As the height of the building increase, the setback from the site boundary for each floor increases.</p>
Site coverage (other than for a dwelling house)		
PO3 The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.	AO3 The site coverage of any building is limited to 50%.	AO3 Complies The Applicant confirms that the site cover for the proposed building footprint is 10,439 m ² or 50%. Please refer to Drawing No. DA-0060, Rev 2, prepared by Buchan, provided in Appendix J.
Building proportions and scale (other than for a dwelling house)		
PO4 The proportions and scale of any development are in character with the area and the local streetscape.	<p>AO4.1 The overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres.</p> <p>AO4.2 Balconies, patios and similar spaces are not enclosed or capable of being enclosed and used as a habitable room.</p> <p>AO4.3 Balconies, patios and similar spaces are designed to be open and light weight in appearance with a maximum of 20% of the façade being enclosed.</p> <p>AO4.4 Roof forms, materials and colours of buildings enhance the amenity of the street and locality including:</p>	<p>AO4.1 Complies. Given the curved nature of the building, no element of the development has a continuous straight wall of more than 15 m. With the building being curved and tiered, the visual impact and bulk of the building is minimised. The Applicant also notes that the length of the building is similar to the current DA approval on the site dating back to 2002.</p> <p>AO4.2 Not applicable. The proposed development represents a resort development under a single ownership. The balconies of guest suites are not capable of being enclosed.</p> <p>AO4.3 Complies. The balconies of guest suites have been designed to be open and include waist height glass balustrading across the full length of the balcony.</p> <p>AO4.4 Not applicable.</p>

	<p>a) the roofs of buildings are light coloured and non-reflecting</p> <p>b) white and shining metallic finishes are avoided on external surfaces in prominent view.</p>	The roof of the proposed development is an open roof that includes recreation spaces such as pools, other resort related activities and extensive landscaping.
Landscaping (other than for a dwelling house)		
<p>PO5 Landscape planting is provided for the recreational amenity of residents/guests and incorporates dominant tropical vegetation which enhances the streetscape and the amenity of the area.</p>	<p>AO5.1 A minimum of 35% of the site is provided as open space and recreation area with a minimum of 30% of this total area provide for landscape planting.</p> <p>AO5.2 Within the front setback areas, a minimum width of 2 metres of landscape area includes a minimum 75% dense planting.</p> <p>AO5.3 Within the side and rear setback areas, a minimum width of 1.5 metres of landscape are includes 75% dense planting.</p>	<p>AO5.1 Complies. The Applicant confirms that the development complies with the requirement of 35% of the site being for open space and recreation, with 30% of this total for landscaping. Please refer to the Landscaping Plans, prepared by Durie Design provided in Appendix F.</p> <p>AO5.2 Complies. The Applicant confirms that the front setbacks have a minimum width of 2 m of landscaping with 75% dense planting – with the exception of the access driveway and the area directly in front of the Port Cochere (which is consistent with other resort developments in Port Douglas). Please refer to the Landscaping Plans, prepared by Durie Design, provided in Appendix F.</p> <p>AO5.3 Complies. The Applicant confirms that the side and rear setback areas have a minimum width of 1.5 m with 75% dense landscaping. Please refer to the Landscaping Plan, prepared by Durie Design, provided in Appendix F.</p>
For assessable development		
<p>PO6 The establishment of uses is consistent with the outcomes sought for the Tourist accommodation zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO6 Inconsistent uses as identified in Table 6.2.14.3.b are not established in the Tourist accommodation zone.</p>	<p>AO6 Complies. The proposed development is not considered an inconsistent use as identified in Table 6.2.14.3.b of the DSC Planning Scheme.</p>

<p>PO7 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and surrounds.</p>	<p>AO7 No acceptable outcomes are prescribed.</p>	<p>AO7 Complies. The proposed development has been designed to reflect the tropical character of Far North Queensland including the holiday destination of Port Douglas. The development includes extensive landscaping and architectural features which focusses on water in form and landscape across the façade and site.</p>
<p>PO8 Development does not adversely affect the tropical, tourist and residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>AO8 No acceptable outcomes are prescribed.</p>	<p>AO8 Complies. The proposed development is a resort development which is considered a consistent use in the tourist accommodation zone. The Applicant confirms that the proposed development will not cause noise, dust or odour impacts, other than some minor nuisance during construction, which can be managed through a Construction Environmental Management Plan. External lighting will be provided in accordance with the relevant Australia Standard. The Applicant confirms that external traffic impacts can be mitigated through construction of external roadworks. In this regard, please refer to the traffic and transport response, prepared by GTA Consultants, provided in Appendix C.</p>
<p>PO9 Any loading/unloading areas, servicing areas and outdoor storage areas are screened from public view or adjacent sensitive uses.</p>	<p>AO9 Outdoor loading/unloading, servicing and storage areas are sited or screened so they are:</p> <ol style="list-style-type: none"> a) not visible from any off-site public space b) not located adjacent to premises used for sensitive uses. 	<p>AO9 Complies. The proposed loading and unloading areas will be located at the northern end of the development with a separate access from Port Douglas Road. Appropriate landscaping and screening are being provided as detailed on the landscape plans, prepared by Durie Design, provided in Appendix F.</p>
<p>PO10 Tourist developments include recreational and ancillary services and facilities for the enjoyment of guests.</p>	<p>AO10.1 Development which includes accommodation for tourists incorporates a mix of the following recreational and ancillary uses and facilities:</p> <ol style="list-style-type: none"> a) swimming pools 	<p>AO10.1 Complies. The Applicant confirms that the proposed development includes recreational and ancillary services and facilities for the enjoyment of guests including:</p> <ul style="list-style-type: none"> • swimming pools

	<ul style="list-style-type: none"> b) tennis courts c) barbeque areas d) outdoor lounging / recreation areas e) restaurants / bars f) tourist-focussed shopping g) tour booking office h) spa / health clubs <p>AO10.2 Any commercial services or facilities incorporated into tourist development are small scale and predominantly service in-house guests only.</p> <p>AO10.3 Where commercial service or facility offers services to persons over and above in-house guess, the commercial component provides on-site car parking for 50% of the floor area available for the use in accordance with the relevant requirements of the Parking and access code.</p>	<ul style="list-style-type: none"> • outdoor lounging / recreations areas • restaurants / bars • spa <p>AO10.2 Complies. Small in-house commercial services or facilities will be predominantly for in-house guests only.</p> <p>AO10.3 Not applicable. The proposed development does not offer services to persons over and above in-house guests.</p>
<p>PO11 New lots contain a minimum area of 1000m².</p>	<p>AO11 No acceptable outcomes are prescribed.</p>	<p>AO11 Not applicable. The proposed development is not a reconfiguration of a lot.</p>

14.2 Overlay codes

14.2.1 Acid sulfate soils overlay code

The proposed MCU is required to be assessed against Acid sulfate soils overlay code. The purpose of the code is to “*enable and assessment of whether development is suitable on land within the Acid sulfate soils overlay sub-categories*”.

To comply with the purpose of the code, Council has also requested an assessment in compliance with the Acceptable Outcomes of the code. The proposal’s compliance with the relevant Acceptable Outcomes is detailed in the following Table 14-2.

Table 14-2 Acid sulfate soils overlay code

Performance outcomes	Acceptable outcomes	Development compliance
For assessable development		
<p>PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.</p>	<p>AO1.1 No filling or excavation occurs on the site. OR AO1.2 An acid sulfate soils investigation is undertaken.</p>	<p>AO1.2 Is able to comply. The proposed development requires a total cut of 45,270 m² including excavations for the basement. A geotechnical report completed for previous development proposals on the site concluded that: <i>“ASS/PASS conditions were unlikely to be present, within most of the sands encountered near surface across the site. However, the organic clayey and silty soils encountered in the low lying area near the western boundary of the site are PASS, and if these soils are to be excavated and disturbed (or similar soils from elsewhere on the site), an Acid Sulfate soils Management Plan (ASSMP) will be required to be prepared prior to development”.</i> An ASS/PASS investigation will be conducted and an ASSMP (if required), submitted to Council for approval with the Operational Works Application. It is anticipated that Council can reasonably condition the requirement to provide an ASSMP.</p>
<p>PO2 Development avoids disturbing acid sulfate soils or actual acid sulfate soils or is managed to avoid or minimise the release of acid and metal contaminants.</p>	<p>AO2.1 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils b) not permanently or temporarily extracting groundwater that results in 	<p>AO2.2 Is able to comply. The proposed development requires a total cut of 45,270 m² including excavations for the basement. A geotechnical report completed for previous development proposals on the site concluded that: <i>“ASS/PASS conditions were unlikely to be present, within most of the sands encountered near surface across the site. However, the organic clayey and silty soils encountered in the</i></p>

the aeration of previously saturated acid sulfate soils

- c) not undertaking filling that results in:
- d) actual acid sulfate soils being moved below the water table
- e) previously saturated acid sulfate soils being aerated.

OR

AO2.2 The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:

- a) neutralising existing acidity and preventing the generation of acid and metal contaminants
- b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment
- c) preventing in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management
- d) appropriately treating acid sulfate soils before disposal occurs on or off the site
- e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.

low lying area near the western boundary of the site are PASS, and if these soils are to be excavated and disturbed (or similar soils from elsewhere on the site), an Acid Sulfate soils Management Plan (ASSMP) will be required to be prepared prior to development”.

An ASS/PASS investigation will be conducted and an ASSMP (if required), submitted to Council for approval with the Operational Works Application.

It is anticipated that Council can reasonably condition the requirement to provide an ASSMP.

PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.

AO3 No acceptable outcomes prescribed.

AO3 Able to comply.

Should the ASS / PASS investigation determine that ASS / PASS occurs at the site, the ASSMP will document how the ASS or PASS will be treated and disposed.

14.2.2 Bushfire hazard overlay code

The proposed MCU is required to be assessed against Bushfire hazard overlay code. The purpose of the code is to *“enable an assessment of whether development is suitable on land within the Bushfire risk overlay sub-categories”*.

To comply with the purpose of the code, Council has also requested an assessment in compliance with the Acceptable Outcomes of the code. The proposal’s compliance with the relevant Acceptable Outcomes is detailed in the following Table 14-3.

Table 14-3 Bushfire hazard overlay code

Performance outcomes	Acceptable outcomes	Development compliance
For assessable and self-assessable development		
Compatible development		
PO1 A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstance.	AO1 Vulnerable uses are not established or expanded.	AO1 Complies. The proposed development is not considered a vulnerable use or activity in accordance with the provisions of the Bushfire hazard overlay code.
PO2 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	AO2 Emergency services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.	AO2 Complies. The proposed development does not involve emergency services or uses providing community support services.
PO3 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	AO3 The manufacture or storage of hazardous material in bulk does not occur within the bushfire hazard sub-category.	AO3 Not applicable. The proposed development does not involve the manufacture of hazardous materials or storage in bulk of the same.
Development design and separation from bushfire hazard – material change of use		
PO10 Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux of level at point on the building or envelope respectively, of: a) 10kW/m ² where involving a vulnerable use; or b) 29kW/m ² otherwise.	AO10.1 Buildings or building envelopes are separated from hazardous vegetation by a distance that: a) achieves a radiant heat flux of level of at any point on the building or envelope respectively, of 10kW/m ² for a vulnerable use or 29kW/m ² otherwise AND b) is contained wholly within the development site.	AO10.1 Complies. a) The development site is located in an urban area, which has been substantially cleared in the past. Appropriate firefighting equipment will be provided in the form of fire hose reels, fire extinguishers etc. b) The development is contained wholly within the development site.

<p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</p>		
<p>PO11 A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical management purpose.</p>	<p>AO11 Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> a) a reserve or easement width of at least 20 m b) a minimum trafficable (cleared and formed width of 4 m capable of accommodating a 15 tonne vehicle and which is at least 6 m clear of vegetation c) no cut or fill embankments or retaining walls adjacent to the 4 m wide trafficable path d) a minimum of 4.8 m vertical clearance e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines f) a maximum gradient of 12.5% g) a cross fall of no greater than 10 degrees h) drainage and erosion control devices in accordance with the standards prescribed in the planning scheme policy i) vehicular access at each end which is connected to the public road network at intervals of no more than 500 m j) designed fire trail signage 	<p>AO11 Not applicable.</p> <p>The proposed development is not a reconfiguration of a lot and does not require reserves, easements or fire trails to be provided around the development.</p>

	<ul style="list-style-type: none"> k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
All development		
<p>PO12 All premises are provide with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.</p>	<p>AO12 Private driveways:</p> <ul style="list-style-type: none"> a) do not exceed a length of 60 m from the street to the building b) do not exceed a gradient of 12.5% c) have a minimum width of 3.5 m d) have a minimum of 4.8 m vertical clearance e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines f) serve no more than 3 dwellings or buildings. 	<p>AO12 Complies.</p> <p>The Applicant confirms that the proposed development is provided with vehicular access to facilitates safe evacuation and is easily accessible to firefighting appliances. In addition, firefighting services and equipment will be installed within the resort including appliances such as hydrants, fire hose reels and portable extinguishers.</p>
<p>PO13 Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.</p>	<p>AO13 A water tank is provided within 10 m each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> a) is either below ground level or of non-flammable construction b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: 	<p>AO13 Not applicable.</p> <p>The proposed development does not require a water tank to be installed as the development is able to be connected to a reticulated water supply.</p>

	<ul style="list-style-type: none"> i. 45,000l for industrial buildings; and ii. 20,000l for other buildings <ul style="list-style-type: none"> c) Includes shielding of tanks and pumps in accordance with the relevant standards d) Includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6 m of the tank e) Is provided with fire brigade tank fittings - 50 mm ball valve and male camlock coupling, and if underground, an access hole of 200 mm (minimum) to accommodate suction lines f) Is clearly identified by directional signage provided at the street frontage. 	
<p>PO14 Landscaping does not increase the potential bushfire risk.</p>	<p>AO14 Landscaping uses species that are less likely to exacerbate a bushfire event and does not increase fuel loads with separation areas.</p>	<p>AO14 Complies. The Applicant confirms that landscaping will be provided in accordance SC6.7 Planning Scheme Policy – Landscaping. Please refer to the Indicative Planting Schedule, prepared by Durie Design, provided in Appendix F.</p>
<p>PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).</p>	<p>AO15 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.</p>	<p>AO15 Complies. The development site has been substantially cleared in the past. The proposed development will be contained wholly within the site and will include firefighting services and equipment within the development such as fire hydrants, fire hose reels and portable fire extinguishers.</p>

14.2.3 Flood and storm tide inundation overlay code

The proposed MCU is required to be assessed against Flood and storm tide inundation overlay code. The purpose of the code is to *“enable an assessment of whether development is suitable on land within the Flood and storm tide inundation hazard sub-categories”*.

To comply with the purpose of the code, Council has also requested an assessment in compliance with the Acceptable Outcomes of the code. The proposal’s compliance with the relevant Acceptable Outcomes is detailed in the following Table 14-4.

Table 14-4 Flood and storm tide inundation hazard overlay code

Performance outcomes	Acceptable outcomes	Development compliance
For assessable and self-assessable development		
<p>PO1 Development is located and designed to:</p> <ul style="list-style-type: none"> a) ensure the safety of all persons; b) minimise damage to the development and contents of buildings; c) provide suitable amenity; d) minimise disruption to residents, recovery time and rebuilding or restoration costs after inundation events. 	<p>AO1.1 Development is not sited on parts of the land that is not within the Flood & Storm tide hazards overlay maps in Schedule 2</p> <p>OR</p> <p>AO1.3 New buildings are:</p> <ul style="list-style-type: none"> a) not located within the overlay area b) located on the highest part of the site to minimise entrance of flood waters c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. 	<p>AO1.3 Complies.</p> <p>Please refer to the Catchment Flooding & Storm Tide Study, prepared by BMT, provided in Appendix K.</p> <p>This report concludes the following with respect to the proposed development:</p> <p><i>“BMT has completed a flood study to derive the 1% AP DFL and has considered the outcomes of the BMT WBM (2013) storm tide study as they relate to the subject site.</i></p> <p><i>The DFL estimates were derived based on a combination of regional catchment flow and storm tide tailwater level. Whilst the ARR2019 guideline requires the consideration of the 1% AEP flow with the 1% AEP storm for the present-climate scenarios, the modelling also conservatively included sea level rise allowance to provide results for the 2070 and 2100 planning horizons.</i></p> <p><i>A local flood modelling assessment was undertaken to ensure that the level derived from this flooding event is not higher than the regional flood levels. A sensitivity analysis was also conducted based on a range of Manning’s n values for main flow paths. The analysis showed that the DFL estimates were not overly sensitive to the adopted roughness values.</i></p> <p><i>Based on the flood model results and consideration of storm tide, the DFL estimates for the proposed development site are:</i></p> <ul style="list-style-type: none"> • 2.70 mAHD for the 2100 storm tide combination • 2.46 mAHD for the 2070 storm tide combination

		<ul style="list-style-type: none"> • 2.45 mAHD for the local flooding event. <p><i>In accordance with the Douglas Shire Planning Scheme, Flood and Storm tide Hazard overlay code, the proposed development floor level is to be designed to provide flood immunity to the 1% AEP defined flood and storm tide event plus a freeboard allowance of 300 mm. The recommended minimum finished floor levels are therefore:</i></p> <ul style="list-style-type: none"> • Development design life of 80-years (i.e. to the year 2100): 3.00 mAHD • Development design life of 50-years (i.e. to the year 2070): 2.76 mAHD.
For assessable development		
<p>PO2 The development is compatible with the level of risk associated with the natural hazard.</p>	<p>AO2.1 The following uses are not located on and inundated by the Defined Flood Event (DFE) / Storm tide:</p> <ol style="list-style-type: none"> Retirement facility Community care facility Child care centre 	<p>AO2.1 Complies.</p> <p>The proposed development does not involve a Retirement facility, Community care facility or Child care centre.</p>
<p>PO3 Development siting and layout responds to flooding potential and maintains personal safety.</p>	<p>For Material Change of Use</p> <p>AO3.1 New buildings are:</p> <ol style="list-style-type: none"> not located within the overlay area located on the highest part of the site to minimise entrance to flood waters provided with clear and direct pedestrian and vehicle evacuation routes off the site. <p>OR</p> <p>AO3.2 The development incorporates an area on site that is at 300 mm above the highest known flood inundation level with</p>	<p>AO1.3 Complies.</p> <p>Please refer to the Catchment Flooding & Storm Tide Study, prepared by BMT, provided in Appendix K.</p> <p>This report concludes the following with respect to the proposed development:</p> <p><i>“BMT has completed a flood study to derive the 1% AP DFL and has considered the outcomes of the BMT WBM (2013) storm tide study as they relate to the subject site.</i></p> <p><i>The DFL estimates were derived based on a combination of regional catchment flow and storm tide tailwater level.</i></p> <p><i>Whilst the ARR2019 guideline requires the consideration of the 1% AEP flow with the 1% AEP storm for the present-</i></p>

	<p>sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated.</p>	<p><i>climate scenarios, the modelling also conservatively included sea level rise allowance to provide results for the 2070 and 2100 planning horizons.</i></p> <p><i>A local flood modelling assessment was undertaken to ensure that the level derived from this flooding event is not higher than the regional flood levels. A sensitivity analysis was also conducted based on a range of Manning's n values for main flow paths. The analysis showed that the DFL estimates were not overly sensitive to the adopted roughness values.</i></p> <p><i>Based on the flood model results and consideration of storm tide, the DFL estimates for the proposed development site are:</i></p> <ul style="list-style-type: none"> • <i>2.70 mAHD for the 2100 storm tide combination</i> • <i>2.46 mAHD for the 2070 storm tide combination</i> • <i>2.45 mAHD for the local flooding event.</i> <p><i>In accordance with the Douglas Shire Planning Scheme, Flood and Storm tide Hazard overlay code, the proposed development floor level is to be designed to provide flood immunity to the 1% AEP defined flood and storm tide event plus a freeboard allowance of 300 mm. The recommended minimum finished floor levels are therefore:</i></p> <ul style="list-style-type: none"> • <i>Development design life of 80-years (i.e. to the year 2100): 3.00 mAHD</i> <p><i>Development design life of 50-years (i.e. to the year 2070): 2.76 mAHD.</i></p>
<p>PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>AO4 Materials are stored on-site:</p> <p>a) are those that are readily able to be moved in a flood event</p>	<p>AO4 Complies.</p> <p>a) The development does not propose storage of materials on site that are capable of creating a safety hazard by being shifted in flood waters.</p>

	<ul style="list-style-type: none"> b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. 	<ul style="list-style-type: none"> b) The proposed development is compatible with the level of risk associated with flooding and storm tide inundation. A minimum floor level of 3.00 m AHD is proposed as per the BMT report provide in Appendix K.
<p>PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity of flood level and does not increase the potential for flood damage either on site or other properties.</p>	<p>For Operational Works</p> <p>AO5.1 Works in urban areas associated with the proposed development do not involve:</p> <ul style="list-style-type: none"> a) any physical alteration to a watercourse or floodway including vegetation clearing; or b) a net increase in filling (including berms and mounds). <p>AO5.3 Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and</p> <ul style="list-style-type: none"> a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site. 	<p>AO5.1 Complies.</p> <p>The development site does not include a watercourse or floodway including vegetation. Accordingly, there will be no physical alteration to these natural features.</p> <p>AO5.3 Able to comply.</p> <p>Please refer to Section 5.2 of the Civil Engineering Report, prepared by Northrop, provided in Appendix E. Section 5.2 of this report details the proposed drainage regime for the development including commentary on pre-development and post-development stormwater discharge.</p>
<p>PO6 Development avoids the release of hazardous materials into floodwaters.</p>	<p>For a Material Change of Use</p> <p>AO6.1 Materials manufactured or stored on site are not hazardous, or comprise material</p>	<p>AO6.1 Complies.</p> <p>The proposed development does not involve the manufacture or storage of hazardous materials on site.</p>

	<p>that may cause a detrimental effect on the environment if discharged in a flood event OR</p> <p>AO6.2 If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are:</p> <p>a) located above the DFE level OR</p> <p>b) designed to prevent the intrusion of floodwaters.</p> <p>AO6.3 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.</p> <p>AO6.4 If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.</p>	<p>AO6.2 - AO6.4 are not considered relevant to the development proposal.</p>
<p>PO7 The development supports and does not unduly burden disaster management response or recovery capacity or capabilities.</p>	<p>AO7 Development does not:</p> <p>a) increase the number of people calculated to be at risk from flooding b) increase the number of people</p>	<p>The Flooding Catchment and Storm Tide Study prepared by BMT, provided in Appendix K, concludes that the proposed development is compatible with the level of risk associated with flooding and storm tide inundation.</p>
<p>PO8 Development involving community infrastructure:</p> <p>a. remains functional to serve community need during and immediately after a flood event;</p>	<p>AO8.1 The following uses are not located on land inundated during a DFE/Storm tide:</p> <p>a) Community residence b) Emergency services c) Residential care facility</p>	<p>AO8.1 Complies.</p> <p>The proposed development does not include a:</p> <p>a) Community residence b) Emergency services c) Residential care facility</p>

- b. is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes;
- c. retains essential site access during a flood event;
- d. is able to remain functional even when other infrastructure or services may be compromised in a flood event.

- d) Utility installations involving water and sewerage treatment plants
- e) Storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries).

OR

AO8.2 The following uses are not located on land inundated during a 1% AEP flood event:

- a) community and cultural facilities, including facilities where an education and care service under the Education and Care Services National Law (Queensland) is operated or child care service under the *Child Care Act 2002* is conducted
- b) community centres
- c) meeting halls
- d) galleries
- e) libraries

The following uses are not located on land inundated by the 0.2% AEP flood event:

- a) correctional facilities
- b) emergency services
- c) power stations
- d) major switch yards

AND/OR

AO8.3 The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.c:

- a) community residence
- b) emergency services

- d) Utility installation involving water and sewerage treatments plants
- e) Storage of valuable records or items of historic or cultural significance.

AO8.2 & AO8.3 are not relevant to the development proposal.

AO8.4 Complies.

The Applicant confirms electrical switch gear is being located on the Lower Ground Floor.

AO8.5 Complies.

Electrical switch gear is being located on the Lower Ground Floor. The Applicant confirms that all other infrastructure in the basement will be designed to resist hydrostatic and hydrodynamic forces as a result of inundation.

- c) hospitals
- d) residential care facility
- e) sub stations
- f) utility installations involving water and sewerage treatment plants

AO8.4 Any components of infrastructure that are likely to fail or function or may result in contamination where inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are:

- a) located above DFE/Storm tide or the highest known flood level for the site
- b) designed and constructed to exclude floodwater intrusion / infiltration

AO8.5 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.

14.2.4 Transport network overlay code

The proposed MCU is required to be assessed against the Transport network overlay code. The purpose of the code is to *“enable an assessment of whether development is suitable on land within the Transport network overlay”*.

To comply with the purpose of the code, Council has also requested an assessment in compliance with the Acceptable Outcomes of the code. The proposal’s compliance with the relevant Acceptable Outcomes is detailed in the following Table 14-5.

Table 14-5 Transport network overlay code

Performance outcomes	Acceptable outcomes	Development compliance
For assessable development		
<p>PO1 Development supports the road hierarchy for the region.</p>	<p>AO1.1 Development is compatible with the intended role and function of the transport network as identified on the Transport network overlays maps contained in Schedule 2.</p> <p>AO1.2 Development does not compromise the safety and efficiency of the transport network.</p> <p>AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.</p>	<p>AO1.1 Merits based justification The Applicant confirms that the proposed development is compatible with the adjoining road hierarchy, in that a resort is located on a higher order road.</p> <p>Please refer to the traffic and transport response, prepared by GTA Consultants' provided in Appendix C.</p> <p>AO1.2 Merits based justification Please refer traffic and transport response, prepared by GTA Consultants, provided in Appendix C.</p> <p>AO1.3 Complies. The legal point of access for 71-85 Port Douglas Road is Port Douglas Road. Access from a lower order road is not available to the development site.</p>
<p>PO2 Transport infrastructure is provided in an integrated and timely manner.</p>	<p>AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with:</p> <ul style="list-style-type: none"> a) the Transport network overlay maps contained in Schedule 2 b) any relevant Local Plan. 	<p>AO2 Complies. Improvements to Port Douglas Road in the form of external roadworks associated with access are required to facilitate the development.</p> <p>Please refer to the traffic and transport response, prepared by GTA Consultants, provided in Appendix C.</p>

<p>PO3 Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.</p>	<p>AO3 No acceptable outcome prescribed.</p>	<p>AO3 Complies. Architectural elements will be incorporated into the building design to minimise impacts to the proposed development from Port Douglas Road.</p>
<p>PO4 Development does not comprise the intended role and function or safety and efficiency of major transport corridors.</p>	<p>AO4.1 Development is compatible with the role and function (including the future role and function) of major transport corridors. AO4.2 Direct access is not provided to a major transport corridor where legal access and practical access from another road is available. AO4.3 Intersection and access points associated with major transport corridors are located in accordance with: a) the Transport network overlay maps contained in Schedule 2 b) any relevant Local Plan. AO4.4 The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</p>	<p>Merits based justification Please refer to the traffic and transport response, prepared by GTA Consultants provided in Appendix C.</p>
<p>PO5 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	<p>AO5 No acceptable outcome prescribed.</p>	<p>AO5 Complies The Applicant confirms existing vegetation in the Port Douglas Road road reserve will be retained and enhanced with the addition of further landscaping to be installed in the Port Douglas Road reserve, pending approval from DTMR.</p>

14.3 Development codes

14.3.1 Multiple dwelling, Short-term accommodation & Retirement facility code

The proposed MCU is required to be assessed against the Multiple dwelling, Short-term accommodation and Retirement facility code. The purpose of the code is to “*assess the suitability of development to which this code applies*”.

To comply with the purpose of the code, Council has also requested an assessment in compliance with the Acceptable Outcomes of the code. The proposal’s compliance with the relevant Acceptable Outcomes is detailed in the following Table 14-6.

Table 14-6 Multiple dwelling, Short-term accommodation and Retirement facility code

Performance outcomes	Acceptable outcomes	Development compliance
For assessable development		
<p>PO1 The sufficient has sufficient area and frontage to:</p> <ul style="list-style-type: none"> a) accommodate the scale and form of buildings considering site features; b) achieve communal open spaces areas and private outdoor spaces; c) deliver viable areas of deep planting and landscaping to retain vegetation and protect or establish tropical planting; d) achieve safe and convenient vehicle and pedestrian access; e) accommodate on-site car parking and manoeuvring for residents, visitors and service providers. 	<p>AO1.1 The site has a minimum area of 1000 m².</p> <p>AO1.2 The site has a minimum frontage of 25 metres.</p>	<p>AO1.1 Complies. The site has an area of 2.067 ha.</p> <p>AO1.2 Complies. The site has a frontage of approximately 169 m to Port Douglas Road.</p>
<p>PO2 Development for large-scale multiple dwellings, short-term accommodation and retirement villages contributes to the neighbourhood structure and integrates with the existing neighbourhood through:</p> <ul style="list-style-type: none"> a) the establishment and extension of public streets and pathways; b) the provision of parks and other public spaces as appropriate to the scale of the development; c) inclusion of a mix of dwelling types and tenures and forms; 	<p>AO2 Development on a site 5,000 m² or greater is in accordance with a structure plan.</p>	<p>AO2 Complies. Please refer to the suite of amended development plans, prepared by Buchan, provided in Appendix R. In addition, please refer to the perspectives, also prepared by Buchan, provided in Appendix N.</p>

<ul style="list-style-type: none"> d) buildings that address the street; e) building height and setback transitions to adjoining development of a lower density or scale. 		
<p>PO3 Development ensures that the proportion of buildings to open space is:</p> <ul style="list-style-type: none"> a) in keeping with the intended form and character of the local area and immediate streetscape; b) contributes to the modulation of built form; c) supports residential amenity including access to breezes, natural light and sunlight; d) supports outdoor tropical living; e) provides areas for deep tropical planting and / or for the retention of mature vegetation. 	<p>AO3.1 The site cover is not more than 40%</p> <p>AO3.2 The development has a gross floor area of not more than 1.2 x site area in the tourist accommodation zone.</p>	<p>AO3.1 Not applicable.</p> <p>The site cover of the proposed building is 50% in accordance with the Tourist accommodation zone code.</p> <p>AO3.2 Merits based justification</p> <p>The proposed development has a total GFA of 32,811 m² which is able to be contained within the building footprint that has a site cover of 10,439 m² or 50% as required by the Tourist accommodation zone code.</p> <p>Please refer to the Fairmont suite of plans, prepared by Buchan, provided in Appendix R.</p>
<p>PO4 Development is sited so that the setback from boundaries:</p> <ul style="list-style-type: none"> a) provides for natural light, sunlight and breezes; b) minimises the impact of the development on the amenity and privacy of neighbouring residents; c) provides for adequate landscaping. 	<p>AO4.1 Buildings and structures are setback not less than 6 metres from a road frontage.</p> <p>AO4.2 Buildings and structures are setback not less than 4 metres to the rear boundary.</p> <p>AO4.3 The side boundary setback from buildings and structures is:</p> <ul style="list-style-type: none"> a) for buildings up to 2 storeys not less than 2.5 metres for the entire building b) for buildings up to 3 storeys not less than 3.5 metres for the entire building. 	<p>Merits based justification</p> <p>AO4.1 The proposed development is generally set back 6 m from the main street frontage; however, elements of the Port Cochere access ramp and kids club pool encroaches into this 6 m setback. The Applicant considers the main street frontage to be consistent with existing development to the south of the proposed development site.</p> <p>AO4.2 The proposed development (building footprint) is generally set back 4.5 m from the rear boundary of the site; nevertheless, elements of the proposed building including</p>

		<p>main pool areas, outdoor dining areas and entry/exit features encroach into the 4.0 m setback. However, given the adjoining property to the west is a golf course and the areas of encroachment are generally limited to pool areas and associated outdoor recreation areas, the Applicant considers the proposed encroachment will not impact the adjoining neighbour or cause adverse visual amenity impacts.</p> <p>AO4.3 The proposed development at lower ground level is setback 2 m from the side boundaries. As the height of the building increase, the setback from the site boundary for each floor increases.</p>
<p>PO5 Building depth and form must be articulated to:</p> <ul style="list-style-type: none"> a) ensure that the bulk of the development is in keeping with the form and character of the area; b) provide adequate amenity for residents in terms of natural light and ventilation. 	<p>AO5.1</p> <ul style="list-style-type: none"> a) The maximum length of a wall in any direction is 30 metres with substantial articulation provided every 15 metres b) The minimum distance between buildings on a site is not less than 6 metres. 	<p>AO5.1 (a) Able to comply.</p> <p>The Applicant confirms that the proposed development provides substantial articulation along wall lengths. Please refer to the Fairmont suite of plans, prepared by Buchan, provided in Appendix R.</p> <p>AO5.1 (b) Complies.</p> <p>No other buildings, other than the proposed development, are planned on the site.</p>
<p>PO6 Development reduces the appearance of building bulk, ensures a human scale, demonstrates variation in horizontal and vertical profile and supports streetscape character.</p>	<p>AO6.1 Development incorporates a number of the following design elements:</p> <ul style="list-style-type: none"> a) balconies b) verandahs c) terraces 	<p>AO6.1 Complies.</p> <p>The development incorporates the following design elements:</p> <ul style="list-style-type: none"> a) private balconies b) recesses

	<p>d) recesses.</p> <p>AO6.2 Development reduces building bulk by:</p> <p>a) variation in building colours, materials and textures</p> <p>b) the use of curves, recesses, projections or variation in plan and elevations</p> <p>c) recession and projection of rooflines and the inclusion of interesting roof forms, such as cascading roof levels, gables, skillions or variations in pitch</p> <p>d) use of sun-shading devices and other façade features</p> <p>e) use of elements at a finer scale than the main structural framing of the building.</p>	<p>c) open roof top terrace</p> <p>AO6.2 Complies.</p> <p>The Applicant confirms that the proposed development reduces building bulk by incorporating:</p> <ul style="list-style-type: none"> • variation in plan and elevations • vertical and horizontal landscaping • glass balustrading • semi-transparent metal and brick screens • variations in building colours, materials and textures. <p>Please refer to the Fairmont suite of plans, prepared by Buchan, provided in Appendix R.</p>
<p>PO7 Development provides a building that must define the street to facilitate casual surveillance and enhance the amenity of the street through:</p> <p>a) orientation to the street;</p> <p>b) front boundary setback;</p> <p>c) balconies and windows to provide overlooking and casual surveillance;</p> <p>d) building entrances.</p>	<p>AO7.1 Development provides a building that is not set back further than 2 m beyond the minimum required street front setback</p> <p>AO7.2 Development provides balconies and windows from the primary living area that face and overlook the street or public space.</p>	<p>AO7.1 Complies.</p> <p>The proposed development is not set back further than 2 m beyond the minimum required front street setback.</p>
<p>PO8 Buildings exhibit tropical design elements to support Douglas Shire’s tropical climate, character and lifestyle.</p>	<p>AO8.1 Development has floor to ceiling heights of 2.7 metres.</p> <p>AO8.2 Buildings include weather protection and sun shading to all windows, to all external doors and windows of habitable rooms.</p>	<p>AO8.1 Complies.</p> <p>The Applicant confirms that the proposed development includes a range of ceiling heights varying between 4.85 m in the food and beverage areas, 2.7+ in the guest suites and staff support areas and 2.5 m in the hotel</p>

	<p>AO8.3 Development incorporates deep recesses, eaves and sun-shading devices.</p> <p>AO8.4 Western orientated facades are shaded using building and landscape elements, such as adjustable screens, awnings or pergolas or dense tropical planting.</p> <p>AO8.5 Individual dwelling units are not located on both sides of an enclosed central corridor (i.e. not double banked).</p>	<p>corridors (as per Accor’s international design standards).</p> <p>AO8.2 Not applicable.</p> <p>The proposed development represents a resort complex. Private balconies are suitably shaded commensurate with a resort.</p> <p>AO8.3 Not applicable.</p> <p>The proposed development represents a resort complex.</p> <p>AO8.4 Complies.</p> <p>Resort rooms which include a south-west and north-west orientation include large balconies and landscaping to reduce the impacts of the western sun.</p> <p>AO8.5 Not applicable.</p> <p>The development proposal does not include individual dwelling units.</p>
<p>PO9 Development minimises direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices.</p>	<p>AO9.1 Development where the dwelling is located within 2 metres at ground level or 9 metres above ground level of a habitable room, window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have:</p> <ul style="list-style-type: none"> a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or b) sill heights a minimum of 1.5m above floor level; or c) fixed obscure glazing in any part of the window below 1.5m above floor level; or 	<p>AO9.1 Not applicable.</p> <p>The proposed development does not involve dwelling houses. Adjoining development is also similar in nature to the proposed development – i.e. resorts.</p> <p>AO9.2 Not applicable.</p> <p>Adjoining development does not include dwelling houses. Adjacent development is similar in nature to the proposed development – i.e. resorts.</p> <p>AO9.3 Complies.</p> <p>The proposed development incorporates a number of architectural elements including</p>

	<p>d) fixed external screens; or e) in the case of screening for a ground floor level unit, fencing to a minimum of 1.8m above the ground storey floor level.</p> <p>AO9.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.</p> <p>AO9.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanent and durable.</p>	<p>glass balustrading on the balconies to resort rooms, timber and metal architectural features and extensive landscape gardens on all balcony exteriors.</p>
<p>PO10 Development provides accessible and functional landscaping and recreation area for the benefit of residents/guests.</p>	<p>AO10 A minimum of 35% of the site is allocated as landscaping and recreation area.</p>	<p>AO10 Complies. The Applicant confirms that a minimum of 35% of the site at ground level is allocated to landscaping and recreation. In addition, to this roof area is also available for landscaping and recreation.</p>
<p>PO11 Landscaping must contribute positively to the amenity of the area, streetscape and public spaces.</p>	<p>AO11 Development provides landscaping as follows:</p> <p>a) a dense landscape planting strip of at least 2 metres width suitable for deep planting is provided and maintained along all street frontages b) a dense landscape planting strip of at least 1.5 metres width suitable for deep</p>	<p>AO11 (a) Complies. The Applicant confirms that allowance has been made along the ort Douglas Road front of the site to provide 2.0 m of landscaping within the site that includes a combination of landscaping and planters. Please refer to the</p>

	<p>planting is provided along all side and rear boundaries.</p>	<p>landscape plans, prepared by Durie Design, provided in Appendix F.</p> <p>AO11 (b) Complies.</p> <p>The Applicant confirms that the rear and side boundaries of the site will provide a minimum of 1.5 m of landscaping along these boundaries. Please refer to the landscape plans, prepared by Durie Design, provided in Appendix F.</p>
<p>PO12 The landscaping and recreation area provides for functional communal open space for all developments exceeding five dwellings on one site.</p>	<p>AO12.1 Communal open space is provided at:</p> <p>a) a minimum of 5% of site area of 50m² whichever is the greater; and</p> <p>b) a minimum dimension of 5 metres.</p> <p>AO12.2 Development provides communal open space that:</p> <p>a) is consolidated into one useable space</p> <p>b) where communal open space exceeds 100m², the communal open space may be split into two, and so forth incrementally.</p> <p>AO12.3 Communal open space:</p> <p>a) is a minimum of 50% open to the sky</p> <p>b) achieves 25% shading by trees in 5 years</p> <p>c) does not include vehicle driveways and manoeuvring does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters.</p>	<p>AO12.1 Complies.</p> <p>The development represents an integrated resort. There are a number of communal open space areas available to in-house guests and visitors including:</p> <ul style="list-style-type: none"> • pool areas • outdoor dining areas • walking paths • gyms <p>AO12.2 Complies.</p> <p>As above.</p> <p>AO12.3 Complies.</p> <p>The roof top terrace is completely open to the sky. The roof top terrace includes shades area, private shaded dining areas and abundance of landscaping that provides additional shading. The communal open space areas do not include vehicle driveways, rainwater tanks, fire hydrants, transformers or water boosters.</p>

	<p>AO12.4 Communal open space is designed to provide for a range of facilities, typically including some, or all, of the following elements:</p> <ul style="list-style-type: none"> a) seating b) barbecue c) play equipment d) swimming pool e) communal clothes drying f) vegetable garden. <p>AO12.5 Development involving 5 or fewer dwellings on one lot can allocate additional private open space to a ground storey dwelling instead of providing communal open space.</p>	<p>AO12.4 Complies.</p> <p>The proposed development incorporates a variety of communal open space for guests and visitors including:</p> <ul style="list-style-type: none"> • open roof top terrace which includes outdoor seating, café, swimming pools, vegie gardens and private dining areas. <p>AO12.5 Not applicable.</p> <p>The development proposal does not involve 5 or fewer dwellings and is not a multiple dwelling or retirement facility.</p>
<p>PO13 Development must provide attractive and functional open space for residents and guests.</p>	<p>AO13.1 Development provides private open space which:</p> <ul style="list-style-type: none"> a) for ground storey dwellings, comprises of a minimum area of 35m² with a minimum dimension of 3 metres b) for dwellings above ground storey, comprises of a balcony with minimum area of 12m² and a minimum dimension of 3 metres. <p>AO13.2 Development provides private open space areas that are:</p> <ul style="list-style-type: none"> a) directly accessible from internal primary living area of the dwelling (not bedrooms) b) provided with a screened area of 2m² minimum dimension capable of 	<p>AO13.1 Not applicable.</p> <p>The proposed development represents an integrated resort and not individual dwelling units. Private open space for each guest suite is provided commensurate with a resort development.</p> <p>AO13.2 Not applicable.</p> <p>The proposed development does not include private individual dwellings.</p> <p>AO13.3 Complies.</p> <p>Private balconies are provided to each resort suite commensurate with a resort development.</p>

	<p>screening air conditioning plant, private clothes drying etc...</p> <p>c) provided with adjustable, moveable or operable privacy screening where appropriate.</p> <p>AO13.3 Development provides balconies that are located to the front or rear of the building except where adequate building separation can be achieved to maintain privacy.</p> <p>AO13.4 Where secondary balconies are provided to a side of a building for additional amenity or services, such as clothes drying or to articulate facades, the setback may be reduced to the minimum setback, but these areas are not included in the calculation of private open space requirements.</p> <p>AO13.5 Private open space:</p> <p>a) does not include vehicle driveways and manoeuvring</p> <p>b) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters.</p>	<p>AO13.4 Not applicable.</p> <p>Secondary balconies are not being provided for additional amenities or services. The proposed development is a resort complex.</p> <p>AO13.5 Not applicable.</p> <p>The development is a resort complex and does not include individual driveways.</p>
<p>PO14 Development provides front fencing and retaining walls that must:</p> <p>a) facilitate casual surveillance of the street and public space;</p> <p>b) enable use of private open space;</p> <p>c) assist in highlighting entrances to the property;</p> <p>d) provide a positive interface to the streetscape.</p>	<p>AO14.1 Development ensures that, where fencing is provided, the height of any new fence located on any common boundary to a street or public space is a maximum of:</p> <p>a) 1.2m, where fence construction is solid or less than 50% transparent</p> <p>b) 1.5m, where fence construction is at least 50% transparent</p>	<p>AO14.1 & AO14.2 Complies.</p> <p>The Applicant confirms compliance with the fencing requirements with the exception of where there is a driveway and directly in front of the Port Cochere which is consistent with other resort development in Port Douglas.</p>

	<p>c) 1.8m and solid only where the site is on an arterial road or higher order road.</p> <p>AO14.2 Development incorporating solid front fences or walls that front the street or other public spaces and are longer than 10m, indentations, material variation or landscaping is provided to add visual interest and soften the visual impact.</p> <p>AO14.3. Development for a retaining wall is:</p> <p>a) stepped to minimise impact on the streetscape and pedestrian environment</p> <p>b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.</p>	<p>AO14.3 Complies.</p> <p>The Applicant confirms that where retaining walls are used within the development, these are stepped or provided with planter edges to minimise the impact on the streetscape and provide a safe and compliant pedestrian environment.</p>
<p>PO15 Development minimises light nuisance.</p>	<p>AO15 Outdoor lighting is in accordance with AS 4282- 1997 Control of the obtrusive effects of outdoor lighting.</p>	<p>AO15 Complies.</p> <p>The Applicant confirms that outdoor lighting will be provided in accordance with AS 4282 -1997 Control of the obtrusive effects of outdoor lighting.</p> <p>Council can reasonably condition this requirement. The following draft condition is proposed:</p> <p><i>“All external lighting installed on the premises must conform to AS 4282 -1997 Control of the obtrusive effects of outdoor lighting and be located so as not to cause a nuisance to neighbouring properties”.</i></p>
<p>PO16 Waste and recyclable material storage areas are:</p>	<p>AO16 Waste and recyclable material storage areas:</p> <p>a) are located on site</p>	<p>AO16 Complies.</p> <p>Refuse areas are being located in a separate area at the northern end of the development,</p>

<ul style="list-style-type: none"> a) convenient and accessible to residents and waste and recyclable material collection services; b) located and designed to mitigate adverse impacts; <ul style="list-style-type: none"> i. within the site; ii. on adjoining premises; iii. to the street. 	<ul style="list-style-type: none"> b) are sited and designed to be unobtrusive and screened from view from the street frontage c) are imperviously sealed roofed and bunded, and contain a hose down area draining to Council's sewer network d) are of a sufficient size to accommodate bulk (skip) bins e) have appropriate access and sufficient on site manoeuvrability area for waste and recyclable material collection services. 	<p>accessed via a separate driveway from Port Douglas Road.</p> <p>The refuse area:</p> <ul style="list-style-type: none"> a) is located on site b) cannot be viewed from the Port Douglas Road Street frontage c) includes an imperviously sealed roof area d) is of sufficient size to accommodate bulk refuse bins e) has an appropriate access and sufficient on site manoeuvrability such that refuse vehicles can enter and exit the refuse area in a forward gear. <p>The amended development plans, prepared by Buchan, provided in Appendix S refer.</p>
<p>PO17 Development provides for secure storage for each dwelling.</p>	<p>AO17 A secure storage area for each dwelling:</p> <ul style="list-style-type: none"> a) is located to enable access by a motor vehicle or be near to vehicle parking b) has a minimum space of 3.5m² per dwelling c) has a minimum height of 2 metres d) is weather proof e) is lockable f) has immunity to the 1% AEP inundation event. 	<p>AO17 Not applicable.</p> <p>The proposed development does not include single dwelling units.</p>

14.3.2 Access, parking and servicing code

The proposed MCU is required to be assessed against the Access, parking and servicing code. The purpose of the code is to “*assess the suitability of development to which this code applies*”.

To comply with the purpose of the code, Council has also requested an assessment in compliance with the Acceptable Outcomes of the code. The proposal’s compliance with the relevant Acceptable Outcomes is detailed in the following Table 14-7.

Table 14-7 Access, parking and servicing code

Performance outcomes	Acceptable outcomes	Development compliance
For self-assessable and assessable development		
<p>PO1 Sufficient on-site parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <ul style="list-style-type: none"> a) the desired character of the area; b) the nature of the particular use and its specific characteristics and scale; c) the number of employees and the likely number of visitors to the site; d) the level of local accessibility; e) the nature and frequency of any public transport serving the area; f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building; g) whether or not the use involves a heritage building or place of local significance; h) whether or not the proposed use involves the retention of significant vegetation. 	<p>AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses.</p> <p>AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.</p> <p>AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p> <p>AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.</p>	<p>Merits based justification</p> <p>Please refer to the traffic and transport response, prepared by GTA Consultants, provided in Appendix C.</p>

<p>PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p>AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard:</p> <ul style="list-style-type: none"> a) AS2890.1 b) AS2890.3; c) AS2890.6. 	<p>AO2 Complies.</p> <p>The Applicant confirms that vehicle parking has been designed in accordance with the relevant Australian Standards.</p> <p>Please refer to the traffic and transport response, prepared by GTA Consultants, provided in Appendix C.</p>
<p>PO3 Access points are designed and constructed:</p> <ul style="list-style-type: none"> a) to operate safely and efficiently; b) to accommodate the anticipated type and volume of vehicles; c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; d) so that they do not impede traffic or pedestrian movement on the adjacent road area; e) so that they do not adversely impact upon existing intersections or future road or intersection movements; f) so that they do not adversely impact current and future on-street parking arrangements; g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; h) so that they do not involve ramping; cutting of the adjoining road reserve or any built structures (other than what may 	<p>AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:</p> <ul style="list-style-type: none"> a) Australian Standard AS2890.1 b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. <p>AO3.2 Access, including driveways or access crossovers:</p> <ul style="list-style-type: none"> a) are not placed over an existing: <ul style="list-style-type: none"> (i) telecommunications pit (ii) stormwater kerb inlet (iii) sewer utility hole (iv) water valve or hydrant. b) are designed to accommodate any adjacent footpath c) adhere to minimum sight distance requirements in accordance with AS2980.1 <p>AO3.3</p>	<p>Merits based justification</p> <p>Please refer to the transport and traffic response, prepared by GTA Consultants, provided in Appendix C.</p>

be necessary to cross over a stormwater channel).	AO3.4 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	
PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	AO4 The number of on-site wheelchair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	AO4 Complies. The proposed development is providing a total of seven (7) accessible car parks in accordance with the NCC requirements.
PO5 Access for people with disabilities is provided to the building from the parking area and from the street.	AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard.	AO5 Complies. The Applicant confirms that the site has been designed for access and use for people with disabilities and in accordance with the relevant standards.
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	AO6 Access for people with disabilities is provided in accordance with the relevant Australian Standard.	AO6 Complies. The Applicant confirms that the site has provided capacity for the anticipated demand as provided by the intended Resort Operator.
PO7 Development provides secure and convenient bicycle parking which: a) for visitors is obvious and located close to the building's main entrance; b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; c) is easily and safely accessible from outside the site.	AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers). AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.	AO7.1, AO7.2 & AO7.3 Complies. The Applicant confirms that the development has provision for visitor, staff and guest bicycle parking within the basement of the building. End of trip facilities are available for staff and guests.

<p>PO8 Development provides walking and cycle routes through the site which:</p> <ul style="list-style-type: none"> a) link to external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; b) encourage walking and cycling; c) ensure pedestrian and cyclist safety. 	<p>AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <ul style="list-style-type: none"> (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site. 	<p>AO8 Complies.</p> <p>The Applicant confirms that the development complies with access to external pedestrian and cycling networks at the frontage of the site.</p>
<p>PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <ul style="list-style-type: none"> a) in accordance with relevant standards; b) so that they do not interfere with the amenity of the surrounding area; c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles. 	<p>AO9.1 Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p> <p>AO9.2 Service and loading areas are contained fully within the site.</p> <p>AO9.3 The movement of service vehicles and service operations are designed so they:</p> <ul style="list-style-type: none"> a) do not impede access to parking spaces; b) do not impede vehicle or pedestrian traffic movement. 	<p>AO9.1 Complies.</p> <p>The Applicant confirms that access driveways, vehicle manoeuvring and onsite parking for service vehicles has been designed in accordance with AS2890.1 and AS2890.2.</p> <p>The Applicant refers Council to the original Traffic Impact Assessment, prepared by GTA, submitted with the Development Application.</p>
<p>PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1 Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <ul style="list-style-type: none"> (a) car wash; (b) child care centre; 	<p>AO10.1 Complies.</p> <p>The Applicant confirms that the development provides adequate area for on-site vehicle queuing to accommodate the demand generated by the development,</p> <p>The Applicant refers Council to the Traffic Impact Assessment, prepared by GTA, submitted with the Development Application.</p> <p>AO10.2 Complies.</p>

	<p>(c) educational establishment where for a school;</p> <p>(d) food and drink outlet, where including a drivethrough facility;</p> <p>(e) hardware and trade supplies, where including a drive-through facility;</p> <p>(f) hotel, where including a drive-through facility;</p> <p>(g) service station.</p> <p>AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>	<p>The Applicant confirms that queuing and set-down areas have been designed in accordance with AS2890.1.</p> <p>The Applicant refers Council to the Traffic Impact Assessment, prepared by GTA, submitted with the Development Application.</p>
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14.3.3 Environmental performance code

The proposed MCU is required to be assessed against the Environmental performance code. The purpose of the code is to “*assess the suitability of development to which this code applies*”.

To comply with the purpose of the code, Council has also requested an assessment in compliance with the Acceptable Outcomes of the code. The proposal’s compliance with the relevant Acceptable Outcomes is detailed in the following Table 14-8.

Table 14-8 Environmental performance code

Performance outcomes	Acceptable outcomes	Development compliance
Lighting		
<p>PO1 Lighting incorporated within development does not cause and adverse impact on the amenity of adjacent uses and nearby sensitive land uses.</p>	<p>AO1.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.</p> <p>AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.</p> <p>AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.</p>	<p>AO1.1 Able to comply Outdoor lighting will be provided to the proposed development in accordance with AS 4282-1997 – Control of the obtrusive effects of outdoor lighting. It is expected that Council can reasonably condition this requirement.</p> <p>AO1.2 Able to comply. Flood lighting is to be provided to the underside of the Port Cochere, highlighting some of the entrance landscaping and Fairmont sign at the Port Cochere level. Flood lighting will be installed in accordance with relevant standards and guidelines. It is expected that this requirement can be reasonably conditioned with the prerequisite to submit details of the proposed flood lighting to Council with the application for Operational Works.</p> <p>AO1.3 Not applicable. The proposed development does not adjoin residential premises.</p>

Noise

PO2 Potential noise generated from the development is avoided through design, location and operation of the activity.

AO2.1 Development does not involve activities that would cause noise related environmental harm or nuisance; or

AO2.2 Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.

AO2.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following:

- a) car parking is located away from adjacent sensitive land uses
- b) car parking is enclosed within a building
- c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises
- d) buffered with dense landscaping.

AO2.1 Complies.

The proposed development does not involve activities that would cause environmental harm. Car parking associated with the development is being provided in a basement.

Recreational areas are either located inside the resort or on the roof top terrace.

AO2.2 Complies.

Car parking is located in the basement. Pool pumps, water tanks, and other pumps are located in the basement.

AO2.3 Complies.

The design and layout of the car parking area is such that:

- a) car parking is located in the basement
- b) car parking is fully enclosed within the basement of the building
- c) fencing is not required to ameliorate noise impacts from car parking. Car parking is fully enclosed within the basement
- d) landscaping is not required to buffer the car parking area.

Airborne particles and other emissions

PO3 Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.

AO3.1 Development does not involve activities that will result in airborne particles or emissions being generated; or

AO3.1 Complies.

The proposed development does not involve activities that will result in the release of

	AO3.2 The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.	airborne particles or emissions. The proposed development is a resort complex. AO3.2 Complies. As above.
Odours		
PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity.	AO4.1 The development does not involve activities that create odorous emissions; or AO4.2 The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.	AO4.1 Complies. The proposed development does not involve odour causing activities. AO4.2 Complies. As above.
Waste and recyclable material storage		
PO5 Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.	AO5.1 The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals. AO5.2 Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of: a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions;	AO5.1 Complies Waste management facilities will be located in a fully enclosed area within the basement away from the main development and adjacent neighbouring properties. AO5.2 Complies. Waste and recyclable material management facilities will be located in a fully enclosed area within the basement. Please refer to the amended suite of development plans, prepared by Buchan, provided in Appendix S.

	d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments.	
Sensitive land use activities		
PO6 Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.	<p>AO6.1 Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area; or</p> <p>AO6.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.</p>	<p>AO6.1 Complies.</p> <p>The proposed development is located in an area where existing resort has previously been established. Adjoining and nearby land uses are not considered incompatible with the proposed use.</p> <p>AO6.2</p>
Stormwater quality		
PO7 The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to:	AO7.3 Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters.	<p>AO7.3 Able to comply.</p> <p>Soil and water control measures will be incorporated in the development design. Further a ESCP & CEMP will be developed to address erosion and sediment control and construction management.</p> <p>It is expected that this requirement can be reasonably conditioned with the prerequisite to submit the details to Council with the application for Operational Works.</p>

Pest plants (for material change of use on vacant land over 1,000m²)

PO8 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.

AO8.1 The land is free of declared pest plants before development establishes new buildings, structures and practices; or

AO8.2 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks.

AO8.1 Able to comply.

The site will be cleared of any pest plants (if necessary) prior to the commencement of construction.

It is expected that Council can reasonably condition the removal of pest plants through the requirement to submit a Pest Management Plan with the application for Operational Works.

AO8.2 Able to comply.

As above.

14.3.4 Filling and excavation code

The proposed MCU is required to be assessed against the Filling and excavation code. The purpose of the code is to “*assess the suitability of development or filling or excavation*”.

To comply with the purpose of the code, Council has also requested an assessment in compliance with the Acceptable Outcomes of the code. The proposal’s compliance with the relevant Acceptable Outcomes is detailed in the following Table 14-9.

Table 14-9 Filling and excavation code

Performance outcomes	Acceptable outcomes	Development compliance
Filling & excavation – general		
<p>PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.</p>	<p>AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.</p> <p>AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p> <p>AO1.3 Cuts are screened from view by the siting of the building/structure, wherever possible.</p> <p>AO1.4 Topsoil from the site is retained from cuttings and reused on benches/terraces.</p> <p>AO1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.</p> <p>AO1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.</p>	<p>AO1.1 – AO1.6 Merits based justification Please refer to section 3 (3.1 & 3.2) Site Grading and Buk Earthworks in the Civil Engineering Report, prepared by Northrop, provided in Appendix E.</p>

Visual impact and site stability		
<p>PO2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.</p>	<p>AO2.1 The extent of filling and excavation does not exceed 40% of the site area, or 500m² whichever is the lesser.</p> <p>AO2.2 Filling and excavation does not occur within 2 metres of the site boundary.</p>	<p>AO2.1 – AO2.2 Meris based justification</p> <p>Please refer to Section 3 (3.2) of the Civil Engineering Report, prepared by Northrop, provide in Appendix E.</p> <p>Northrop advise the following:</p> <ul style="list-style-type: none"> • Total cut: 51,260 m³ • Total fill: 3,445 m³ • Excess material (export): 47, 815 m³.
Flooding and drainage		
<p>PO3 Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.</p>	<p>AO3.1 Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.</p> <p>AO3.2 Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.</p> <p>AO3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.</p> <p>AO3.4 Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.</p>	<p>AO3.1 – AO3.4 Merits based justification</p> <p>Please refer to Section 2 Flooding and Building Levels and Section 5 Stormwater Management of the Civil Engineering Report, prepared by Northrop, provide in Appendix E.</p>

Water quality

PO4 Filling and excavation does not result in a reduction of the water quality or receiving waters.

AO4 Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.

AO4 Able to comply.

Any drainage paths will be landscaped to prevent reduction of water quality to receiving waters.

It is expected that this requirement can be reasonably condition with the prerequisite to submit the details and evidence of agreement with the service authority, to Council with the application for Operational Works.

Infrastructure

PO5 Excavation and filling does not impact on public utilities.

AO5 Excavation and filling is clear of the zone of influence of public utilities.

AO5 Able to comply.

Excavation and filling will be kept clear of public utilities.

It is expected that this requirement can be reasonably condition with the prerequisite to submit the details of excavation and filling to Council with the application for Operational Works.

14.3.5 Infrastructure works code

The proposed MCU is required to be assessed against the Infrastructure works code. The purpose of the code is to *“ensure that development is safely and efficiently serviced by, and connected to, infrastructure”*.

To comply with the purpose of the code, Council has also requested an assessment in compliance with the Acceptable Outcomes of the code. The proposal’s compliance with the relevant Acceptable Outcomes is detailed in the following Table 14-10.

Table 14-10 Infrastructure works code

Performance outcomes	Acceptable outcomes	Development compliance
For self-assessable and assessable development		
Works on a local government road		
<p>PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.</p>	<p>AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths:</p> <ul style="list-style-type: none"> a) are installed via trenchless methods; or b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual and is not less than a 1.2 metre section. <p>AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring:</p> <ul style="list-style-type: none"> a) similar surface finishes are used; 	<p>AO1.1 Able to comply. Footpath works required within the Port Douglas Road road reserve will be located and designed in accordance with SC5 – FNQROC Regional Development Manual and/or the requirements of the Department of Transport and Main Roads. It is expected that this requirement can be reasonably condition with the prerequisite to submit the detailed design to Council with the application for Operational Works.</p> <p>AO1.2 Able to comply. Kerb ramp crossovers will be constructed in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual. It is expected that this requirement can be reasonably condition with the prerequisite to submit the detailed design to Council with the application for Operational Works.</p> <p>AO1.3 Able to comply. New pipes, conduits and similar infrastructure associated with the development that requires the construction of new footpath, will be constructed in accordance with Planning</p>

	<p>b) there is no change in level at joins of new and existing sections;</p> <p>c) new sections are matched to existing in terms of dimension and reinforcement.</p> <p>AO1.5 Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.</p>	<p>scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>It is expected that this requirement can be reasonably condition with the prerequisite to submit the detailed design to Council with the application for Operational Works.</p> <p>AO1.4 Able to comply</p> <p>Where damage may occur to existing footpaths as a result of the development, new foothpaths will be re-installed in accordance with Council requirements.</p> <p>It is expected that this requirement can be reasonably conditioned with the prerequisite to submit the details of footpath works to Council with the application for Operational Works.</p> <p>AO1.5 Not applicable.</p> <p>The development does not propose any intrusions into the road reserve such as decks, verandahs, stairs, posts etc.</p>
Accessibility structures		
<p>PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.</p>	<p>AO2.1 Accessibility structures are not located within the road reserve.</p> <p>AO2.2 Accessibility structures are designed in accordance with AS1428.3.</p> <p>AO2.3 When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.</p>	<p>AO2.1 Complies.</p> <p>Accessibility structures are not located in the road reserve.</p> <p>AO2.2 Complies.</p> <p>Accessibility structures will be designed in accordance with AS 1428.3. This requirement can be reasonably addressed at through the Building Application.</p>

		<p>AO2.3 Not applicable.</p> <p>The development proposal involves a new construction.</p>
Water supply		
<p>PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.</p>	<p>AO3.1 The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or</p> <p>AO3.2 Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.</p>	<p>AO3.1 Able to comply.</p> <p>Please refer to the response, prepared by Pure Project, provided in Appendix P.</p> <p>AO3.2 Not applicable.</p> <p>Not relevant to the development proposal.</p>
Treatment and disposal of effluent		
<p>PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.</p>	<p>AO4.1 The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 –</p>	<p>AO4.1 Able to comply.</p> <p>Please refer to the response, prepared by Pure Projects, provided in Appendix P.</p> <p>AO4.2 Not applicable.</p> <p>Not relevant to the development proposal.</p>

	<p>FNQROC Regional Development Manual; or AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the Environmental Protection Policy (Water) 1997 and the proposed on site effluent disposal system is designed in accordance with the Plumbing and Drainage Act (2002).</p>	
Stormwater quality		
<p>PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p> <ul style="list-style-type: none"> a) achieving stormwater quality objectives; b) protecting water environmental values; c) maintaining waterway ecology. 	<p>AO5.1 A connection is provided from the premises to Council's drainage system; or AO5.2 An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. AO5.3 A stormwater quality management plan is prepared and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> a) erosive, dispersive and/or saline soil types b) landscape features (including landform) a) acid sulfate soil and management of nutrients of concern b) rainfall erosivity. 	<p>AO5.2 Merits based justification Please refer to the Civil Engineering Report, prepared by Northrop, provided in Appendix E. It is expected that this requirement can be reasonably conditioned with the prerequisite to submit a detailed stormwater drainage plans to Council with the application for Operational Works. AO5.3 Able to comply A stormwater quality management plan will be prepared. It is expected that this requirement can be reasonably conditioned with the prerequisite to submit the details of the stormwater quality management plan to Council with the application for Operational Works. AO5.4 Able to comply. An Erosion and Sediment Control Plan will be prepared at the detailed design stage and</p>

	<p>AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.</p> <p>AO5.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p>	<p>submitted as part of the Operational Works Application.</p> <p>It is expected that this requirement can be reasonably conditioned with the prerequisite to submit the details of the ESCP to Council with the application for Operational Works.</p> <p>AO5.5 Able to comply.</p> <p>Please refer to the Civil Engineering Report, prepared by Northrop, provided in Appendix E.</p> <p>It is expected that this requirement can be reasonably conditioned with the prerequisite to submit the details of stormwater flow control measures, to Council with the application for Operational Works.</p>
Wastewater discharge		
<p>PO7 Discharge of wastewater to waterways, or off site:</p> <ul style="list-style-type: none"> a) meets best practice environmental management; b) is treated to: <ul style="list-style-type: none"> i. meet water quality objectives for its receiving waters; ii. avoid adverse impact on ecosystem health or waterway health; iii. maintain ecological processes, riparian vegetation and waterway integrity; iv. offset impacts on high ecological value waters. 	<p>AO7.1 A wastewater management plan is prepared and addresses:</p> <ul style="list-style-type: none"> a) wastewater type b) climatic conditions c) water quality objectives d) best practice environmental management. <p>AO7.2 The waste water management plan is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> a) avoids wastewater discharge to waterways; or b) if wastewater discharge cannot practicably be avoided, minimises 	<p>AO7.1 Able to comply.</p> <p>Wastewater discharge will be designed to meet best environmental practice and in accordance with a waste management plan.</p> <p>It is expected that this requirement can be reasonably conditioned with the prerequisite to submit a wastewater management plan to Council with the application for Operational Works.</p> <p>AO7.2 Able to comply.</p> <p>As above.</p> <p>AO7.3 Able to cply.</p> <p>As above.</p>

wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.

A07.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms

A07.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:

- a) avoids lowering ground water levels where potential or actual acid sulfate soils are present
- b) manages wastewater so that:
 - i. the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals
 - ii. holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release
 - iii. visible iron floc is not present in any discharge
 - iv. precipitated iron floc is contained and disposed of
 - v. wastewater and precipitates that cannot be contained and treated for discharge on site are removed and

A07.4 Able to comply.

The Applicant confirms that the civil design includes considerable detention tanks on site to mitigate and manage stormwater associated with the development.

It is expected that this requirement can be reasonably condition with the prerequisite to submit the detailed design to Council with the application for Operational Works.

	disposed of through trade waste or another lawful method.	
Electricity supply		
PO8 Development is provided with a source of power that will meet its energy needs.	<p>AO8.1 A connection is provided from the premises to the electricity distribution network; or</p> <p>AO8.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p>AO8.1 Able to comply.</p> <p>Development can be provided with a source of power. It is expected that this requirement can be reasonably conditioned with the prerequisite to submit the evidence of an agreement with Energy Queensland to Council with the application for Operational Works.</p>
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	<p>AO9.1 Pad-mount electricity infrastructure is:</p> <ul style="list-style-type: none"> a) not located in land for open space or sport and recreation purposes; b) screened from view by landscaping or fencing c) accessible for maintenance. <p>AO9.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.</p>	<p>AO9.1 Able to comply if necessary</p> <p>Sufficient area will be made available within the development if padmount electricity infrastructure is required.</p> <p>It is expected that this requirement can be reasonably condition with the prerequisite to submit the detailed design to Council with the application for Operational Works.</p> <p>AO9.2 Not applicable.</p> <p>The proposed development is not located in a Town Centre.</p>
Telecommunications		
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	AO10 Able to comply. Telecommunication connections will be made to the existing Telstra and NBN network located along Port Douglas Road.

		It is expected that this requirement can be reasonably conditioned with the prerequisite to submit evidence of agreement with the regulatory authority, to Council with the application for Operational Works.
PO11 Provision is made for future telecommunications services (e.g. optic fibre cable).	AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	AO11 Able to comply. Conduits will be provided in accordance with Planning scheme policy SC5. It is expected that this requirement can be reasonably conditioned with the prerequisite to submit the details to Council with the application for Operational Works.
Road construction		
PO12 The road frontage of the premises is constructed to provide for the safe and efficient movement of: a) pedestrians and cyclists to and from the site; b) pedestrians and cyclists adjacent to the site; c) vehicles on the road adjacent to the site; d) vehicles to and from the site; e) emergency vehicles.	AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy. AO12.2 There is existing road, kerb and channel for the full road frontage of the site. AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	AO12.1 Not applicable. The subject land has road frontage to Port Douglas Road which falls under the jurisdiction of the Department of Transport and Main Roads. Ingress and egress to the proposed development will be constructed in accordance with the Department’s requirements. AO12.2 Not applicable. The subject land has road frontage to Port Douglas Road which falls under the jurisdiction of the Department of Transport and Main Roads. External road works will be provided in accordance with the Department’s requirements. AO12.3 Not applicable.

		As above.
Alterations and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	AO13 Development is designed to allow for efficient connection to existing infrastructure networks.	AO13 Able to comply. Development infrastructure is able to be integrated with existing networks. It is expected that this requirement can be reasonably conditioned with the prerequisite to submit the details to Council with the application for Operational Works.
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	AO14.1 Able to comply Detailed design documentation will include this information. It is expected that this requirement can be reasonably conditioned with the prerequisite to submit the details to Council with the application for Operational Works. AO14.2 Noted. It is expected that this requirement can be reasonably condition with the prerequisite to submit the details to Council with the application for Operational Works.
Construction management		
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO15 Works include, at a minimum: a) installation of protective fencing around retained vegetation during construction; b) erection of advisory signage; c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils	AO15 Able to comply. A construction environmental management plan will be provided. It is expected that this requirement can be reasonably conditioned with the prerequisite to submit the details of the CEMP to Council with the application for Operational Works.

	<p>below the canopy of any retained vegetation;</p> <p>d) removal from the site of all declared noxious weeds.</p>	
PO16 Existing infrastructure is not damaged by construction activities.	AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.	AO16 Noted. It is expected that this requirement can be reasonably conditioned with the prerequisite to submit details to Council with the application for Operational Works.
For assessable development		
High speed telecommunications infrastructure		
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	AO17 No acceptable outcomes are prescribed.	AO17 NBN is available in the vicinity of the site. It is expected that this requirement can be reasonably conditioned with the prerequisite to submit the details and evidence of agreement with the regulatory authority to Council with the application for Operational Works.
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: a) off-site releases of contaminants do not occur b) the health and safety of people and the environment are protected	AO18 No acceptable outcomes are prescribed.	Trade waste infrastructure will be constructed in accordance with relevant Council standards and requirements. The provision of trade waste infrastructure can be reasonably conditioned by Council.

c) the performance of the wastewater system is not put at risk.		
Fire services in developments accessed by common private title		
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<p>AO19.1 Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.</p> <p>AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.</p>	<p>AO19.1 Not applicable. The proposed development is not a common private title.</p> <p>AO19.2 Not applicale. The proposed development is not a common private title.</p>
PO20 Hydrants are suitably identified so that fire services can located them at all hours.	AO20 No acceptable outcomes are prescribed.	<p>AO20 Able to comply. Fire hydrants will be suitably identified in accordance with AS2419.1. This requirement can be reasonably addressed at the Building Application.</p>

14.3.6 Landscaping code

The proposed MCU is required to be assessed against the Landscaping code. The purpose of the code is to *“assess the landscaping aspect of the development”*.

To comply with the purpose of the code, Council has also requested an assessment in compliance with the Acceptable Outcomes of the code. The proposal’s compliance with the relevant Acceptable Outcomes is detailed in the following Table 14-10.

Table 14-11 Landscaping code

Performance outcomes	Acceptable outcomes	Development compliance
For self-assessable and assessable development		
Landscape design		
<p>PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by:</p> <ul style="list-style-type: none"> a) promoting the Shire’s character as a tropical environment; b) softening the built form of development; c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development; e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas; f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces; 	<p>AO1 Development provides landscaping:</p> <ul style="list-style-type: none"> a) in accordance with the minimum area, dimensions and other requirements of applicable development codes b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping; b) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping. 	<p>AO1 Able to comply</p> <p>Please refer to the landscape plans, prepared by Durie Design, provided in Appendix F.</p>

<ul style="list-style-type: none"> g) ensuring private outdoor recreation space is useable; h) providing long term soil erosion protection; i) providing a safe environment; j) integrating existing vegetation and other natural features of the premises into development; k) not adversely affecting vehicular and pedestrian sightlines and road safety. 		
For assessable development		
<p>PO2 Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.</p>	<p>AO2 No acceptable outcomes are specified</p>	<p>AO2 Able to comply Please refer to the landscape plans, prepared by Durie Design, provided in Appendix F.</p>
<p>PO3 Development provides landscaping that is, as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.</p>	<p>AO3.1 Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.</p> <p>AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.</p> <p>AO3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.</p> <p>AO3.4 Street trees are species which enhance the landscape character of the</p>	<p>AO3.1 Able to comply The site has been substantially cleared in the past; however, where existing vegetation can be retained, the Applicant will do so.</p> <p>AO3.2 Not applicable. The site has been substantially cleared in the past. New landscaping is proposed for the development.</p> <p>AO3.3 Complies. Please refer to the Planting Palette plans, prepared by Durie Design, provided in Appendix F.</p> <p>AO3.4 Able to comply.</p>

	streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.	Please refer to the Indicative Plant Schedule, prepared by Durie Design, provided in Appendix F.
PO4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	AO4 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	AO4 Able to comply. As above.
PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	AO5 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	AO5 Not applicable. All car parking is to be provided in a fully enclosed basement.
PO6 Landscaped areas are designed in order to allow for efficient maintenance.	AO6.1 A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping. AO6.2 Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE).	AO6.1 Able to comply. A maintenance program will be undertaken in accordance with Planning scheme policy SC6.7 – Landscaping. It is expected that Council can reasonably condition this requirement. AO6.2 Able to comply. It is expected that Council can reasonably condition this requirement.

<p>PO7 Podium planting is provided with an appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.</p>	<p>AO7.1 Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out. AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.</p>	<p>AO7.1 Able to comply. It is expected that Council can reasonably condition this requirement. AO7.2 Able to comply. Please refer to the Indicative Plant Schedule, prepared by Durie Design, provided in Appendix F.</p>
<p>PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.</p>	<p>AO8 Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.</p>	<p>AO8 Able to comply. The site will be cleared of any weed and invasive species prior to construction commencing in accordance with a management plan. It is expected that Council can reasonably condition the requirement to submit a management plan as part of the Operational Works</p>
<p>PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.</p>	<p>AO9 No acceptable outcomes are specified.</p>	<p>AO9 Able to comply. Please refer to the landscape plans, prepared by Durie Deign, provide in Appendix F.</p>
<p>PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.</p>	<p>AO10 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p>AO10 Able to comply Please refer to the Indicative Plant Schedule, prepared by Durie Design, provided in Appendix F.</p>

15. Electronic building plant

22. *It is noted that the electronic plant and building services are to be sited underground within the basement car park below flood levels. Demonstrate how this plant is to be protected from storm water inundation and detail whether there are any statutory requirements, standards or requirements by other entities such as Ergon Energy for protection of this plant. Provide supporting documentation from electrical engineers and Ergon that this arrangement is acceptable.*

Applicant response

Please refer to the response, prepared by Pure Projects, provided in Appendix M.

Electrical plant will be located on the lower ground floor and not in the basement level.

16. Car parking

23. *The proposal requires 407 car parking spaces in accordance with the 2018 Douglas Shire Planning Scheme version 1.0. The application only proposes the development of 222 car parking spaces representing a short fall of 185 spaces. The proposal is only supplying 55% of the required car parking spaces. Demonstrate how the development intends to meet the car parking space requirements in accordance with the planning scheme.*

Applicant response

Please refer to the car parking response, prepared by GTA Consultants, provided in Appendix B. Pages 4-6 refer.

24. *Provide a fully dimensioned carpark layout demonstrating compliance with the relevant Standards. The dimensioned plan is to include a statement from an RPEQ to confirm compliance and operation of the parking where tandem or other parking is proposed.*

Applicant response

Please refer to the car parking response, prepared by GTA Consultants, provided in Appendix B. Pages 6-8 refer.

25. *Confirm the basement car park internal height with consideration to ceiling hung conduits, ducting and services by providing relevant section plans with dimensions.*

Applicant response

Please refer to the Sections Plans, prepared by Buchan, provided in Appendix J.

17. Earthworks plans

25. *Provide earthworks plans with the following detail:*

- a. *AHD datum levels for cut and fill across the site*
- b. *Cut and fill quantities with quantities to be taken off site confirmed*

Applicant response

Please refer to the Earthworks Cut Fill Plans, prepared by Northrop, previously provided in Appendix D.

18. Acid sulfate soils investigation

26. *Submit a geotechnical report which addresses Acid Sulfate Soils at the site. It is noted that the proposal will require substantial excavation, in excess of 100m³ below 5 metres AHD, which triggers assessment against the code. In the event that Acid Sulfate Soils are identified at the site, the response should include management strategies which mitigate the effects of disturbance.*

Applicant response

In July 2002 a Report on Geotechnical Investigation was prepared by Douglas Partners for a proposed development at 71-85 Port Douglas Road. The Geotechnical Investigation included an acid sulfate soils assessment.

At the time the Acid Sulfate Soils (AASS) Assessment was undertaken, the results of the testing performed at the site (six samples) verified the occurrence of Potential Acid Sulfate Soils (PASS) in one sample. However, based on the results of the screening test and other testing carried out at that time, the report concluded the following:

“It is concluded that actual acid sulfate soils or potential acid sulfate soils conditions are unlikely to be present, within most of the sands encountered near surface across the site. However, organic clayey and silty soils encountered in the low lying areas near the western boundary of the site are potential acid sulfate soils, and if these soils are to be excavated and disturbed (or similar soils from elsewhere on site), an Acid Sulfate Soil Management Plan (ASSMP) will require to be prepared, prior to development”.

The Applicant requests that Council condition the requirement to prepare an ASSMP for submission with the Operational Works application. In this regard, the Applicant notes that following Condition was included in the current approval MCU1 041/07:

Acid Sulfate Soils

14. *The developer is to submit with the application for approval of Operational Works, an Acid Sulfate Soils (ASS) management plan in accordance with QASSIT Guidelines. This ASS management plan must detail the controls to be utilised to ensure that no environmental harm or nuisance is caused from the proposed use of the land and construction of the works”.*

19. Perspective plans

27. *The proposed building appears to represent significant bulk. Provide perspective plans from the edge of the carriageway of Port Douglas Road from the centre of both access driveways looking toward the site. Also provide perspective plans from the footpath and from adjacent to the two side boundaries looking toward the development. Each of these four perspective drawings must include a photo montage of the existing surrounding vegetation and landscape to accurately communicate the proposals appearance in realistic context.*

Applicant response

Please refer to the Perspective Plans, prepared by Buchan, provided in Appendix N.

The following Perspective Drawings refer:

Drawing name	Drawing number	Drawing date
Building Perspective	DA-0700, Rev 3	
Building Perspective	DA-0710, Rev 3	
Building Perspective	DA-0720, Rev 3	
Building Perspective	DA-0730, Rev 3	
Building Perspective	DA-0740, Rev 3	

20. Roof plan

28. Provide a roof plan detailing the external details of the roofs on the top storey.

Applicant response

Please refer to the Roof Plan, prepared by Buchan, provided in Appendix O.

The following Roof Plan refers:

Plan name	Plan number	Plan date
Roof Plan	DA-028, Rev 1	

21. Water servicing

30. *Provide a water supply master plan that assesses the demands from the development and provide modelling to demonstrate where the development can connect to Council's system at a point where sufficient capacity exists. Note direct connection to the trunk main is not permitted as the trunk main supplies between the reservoirs and is not intended for service connections.*

Applicant response

Please refer to the response, prepared by Pure Projects, provided in Appendix P.

Chiodo commissioned Inertia Engineering (Inertia) to prepare the water supply master plan. Inertia contacted Council to obtain their existing water model to undertake this task; however, were advised by Council that there were issues with the model.

In order to respond to IR item 30, Council's existing water model is required. Chiodo request that Council condition the requirement to provide the water supply master plan with the Operational Works application.

31. *Provide updated site plans that identify the location of the single connecting point to Council's water reticulation system and the concept internal system including on site fire system where required. The connection must demonstrate how the single metered connection will be accommodated on the site at a point accessible for Council Officers to obtain meter readings. The single connection point must include fire bypass system of required to support supplement on-site fire control systems.*

Applicant response

Please refer to the response, prepared by Pure Projects, provided in Appendix P.

22. Sewer servicing

32. *It is noted that there are no proposed upgrades to the sewer network, and that “the flow rate from the site to the existing main will be capped by the infrastructure available, and the site pump station capacity will be increased to ensure acceptable constant sewer discharge”.*

Council Officers do not agree with this statement without clear demonstration of the resulting operational system on site. The following minimum elements are to be addressed:

- a. *Demonstrate that there is capacity in the 300 mm rising main that the developments private pump station is proposed to be connected to.*
- b. *Demonstrate that the flow rate from the site pump station can provide acceptable constant sewer discharge without extended times storage of waste*
- c. *Advise the storage provisions for the pump station (time and volume) and how this will be accommodated on site*
- d. *Provide confirmation of the total sewerage discharges that will be received at the treatment plant based on the FNQROC peaking factors for peak flow rate, daily volumes etc.*

Applicant response

Please refer to the response, prepared by Pure Projects, provided in Appendix Q.

Chiodo commissioned Inertia Engineering (Inertia) to respond to IR item 32 and 33. Inertia contacted Council to obtain their existing sewer model to undertake this task; however, were advised by Council that there were issues with the model.

In order to respond to IR items 32 and 33, Council’s existing sewer model is required. Chiodo request that Council condition the requirement to demonstrate that there is sufficient capacity in the sewer network with the Operational Works application.

33. *Provide an updated sewer plan which identifies the proposed connection point to Council’s system where sufficient capacity exists. Provide a plan demonstrating proposed pump station location and proposed pump parameters.*

Applicant response

Please refer to the response, prepared by Pure Projects, provided in Appendix Q.