

## **6.17. COMBINED APPLICATION - MATERIAL CHANGE OF USE & RECONFIGURING A LOT - RESORT COMPLEX 97-113 DAVIDSON STREET PORT DOUGLAS**

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<b>DEPARTMENT</b>	Environment and Planning
<b>APPLICATION NO</b>	CA 2023_5420/1
<b>PROPOSAL</b>	Combined Application - Resort Complex, Short Term Accommodation, Food/Drink Outlets, Multiple Dwellings & Reconfiguring a Lot (4 Lots into 45 Lots & Common Property)
<b>APPLICANT</b>	Davidson Street Port Douglas Developments Pty Ltd C/- Kelly Reaston Development & Property 44 McLeod St CAIRNS QLD 4870
<b>LOCATION</b>	97 – 113 Davidson Street PORT DOUGLAS,
<b>PROPERTY</b>	Lot 1 and Lot 2 on RP723702 & Lot 3 & Lot 4 on RP909815
<b>PLANNING SCHEME</b>	2018 Douglas Shire Council Planning Scheme Version 1.0
<b>ZONING</b>	Tourist Accommodation Zone
<b>LEVEL OF ASSESSMENT</b>	Impact
<b>PROPERLY MADE DATE</b>	16 October 2023
<b>STATUTORY ASSESSMENT DEADLINE</b>	31 May 2024
<b>REFERRAL AGENCIES</b>	State Assessment & Referral Agency

### **LOCALITY**



**Figure 1 – Locality Plan**

## RECOMMENDATION

That Council approves the development application for Combined Application (Resort Complex) Short Term Accommodation, Food/Drink Outlets, Multiple Dwellings & Reconfiguring a Lot (4 Lots into 45 Lots) over land described as Lot 1 and Lot 2 on RP723702, Lot 3 and Lot 4 on RP909815 and located at 97-113 Davidson Street Port Douglas subject to the following:

### APPROVED DRAWING(S) AND / OR DOCUMENT(S)

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

Drawing or Document	Reference	Date
SITE PLAN - GROUND	DA 3.2 Rev 02	23/01/2024
SITE AREA USAGE	DA 3.3 Rev 02	23/01/2024
SITE SETBACKS	DA 3.4 Rev 02	13/09/2023
ALLOTMENT PLAN	DA 3.5 Rev 02	23/01/2024
HOTEL BASEMENT	DA 3.6 Rev 02	23/01/2024
HOTEL LVL 00	DA 3.7 Rev 02	23/01/2024
HOTEL LVL 01	DA 3.8 Rev 02	13/09/2023
HOTEL LVL 02	DA 3.9 Rev 02	13/09/2023
HOTEL ROOMS BASEMENT	DA 3.10 Rev 02	13/09/2023
HOTEL ROOMS LVL 01/02	DA 3.11 Rev 02	13/09/2023
ELEVATIONS	DA 4.1 REV 02	23/01/2024
STREETSCAPE ELEVATION	DA 4.2 REV 02	23/01/2024
SECTION	DA 5.1 REV 02	23/01/2024
RESIDENCE TYPE 00	DA 6.1 REV 01	13/09/2023
RESIDENCE TYPE 01	DA 6.2 REV 01	13/09/2023
RESIDENCE TYPE 02	DA 6.3 REV 01	13/09/2023
RESIDENCE TYPE 03	DA 6.4 REV 01	13/09/2023
RESIDENCE TYPE 04	DA 6.5 REV 01	13/09/2023
RESIDENCE TYPE 05	DA 6.6 REV 01	13/09/2023
RESIDENCE TYPE 06	DA 6.7 REV 01	13/09/2023
MATERIALS	DA 7.1 REV 01	13/09/2023
LANDSCAPE PLANS		
LANDSCAPE PLAN 1 OF 7	2220-L-CD-0.00	19/12/2023
LANDSCAPE PLAN 2 OF 7	2220-L-CD-1.00	19/12/2023
LANDSCAPE PLAN 3 OF 7	2220-L-CD-1.01	19/12/2023
LANDSCAPE PLAN 4 OF 7	2220-L-CD-1.02	Undated

<b>Drawing or Document</b>	<b>Reference</b>	<b>Date</b>
<b>LANDSCAPE PLAN 5 OF 7</b>	<b>2220-L-CD-1.03</b>	<b>19/12/2023</b>
<b>LANDSCAPE PLAN 6 OF 7</b>	<b>2220-L-CD-1.04</b>	<b>19/12/2023</b>
<b>LANDSCAPE PLAN 7 OF 7</b>	<b>2220-L-CD-1.05</b>	<b>19/12/2023</b>
<b>LANDSCAPE PLAN 1 OF 7</b>	<b>2220-L-CD-1.06</b>	<b>19/12/2023</b>
<b>LANDSCAPE PLAN 1 OF 7</b>	<b>2220-L-CD-1.07</b>	<b>19/12/2023</b>
<b>FNQROC Regional Development Manual Standard Drawing/s for Vehicle Access</b>		
<b>Access Crossovers</b>	<b>Standard Drawing S1015 Issue F</b>	<b>5/12/2023</b>

#### **ASSESSMENT MANAGER CONDITIONS & ADVICES**

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

**Except where modified by these conditions of approval.**

#### **Timing of Effect**

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

#### **Amendment to Design**

- 3. Further details and amendments to the development are to be provided addressing the following:
 
  - a. Provide further details demonstrating the refuse area is of sufficient size to accommodate the entire development having regard to the total waste entitlements generated by the development in its entirety. Details are to include the type of bins to be used and the frequency of servicing by a waste collection contractor and associated swept path vehicle movements for the design vehicle servicing the facility;**
  - b. Provide plans detailing the refuse enclosure which must be covered, provided with a water connection and tap and be connected to sewer;**
  - c. Provide details of the screening treatments to the substation adjacent Crimmins Street;**
  - d. Detail location of formalised on-street car parking spaces in accordance with****

**Conditions of this Development Permit;**

- e. **Detail the bus set down location as required by the concurrence agency response;**
- f. **Confirm the 30m exclusion area of residential development from the existing pump station in Crimmins Street;**
- g. **Amended landscape plans to comply with Conditions of this Development Permit;**

**An amended plan incorporating the above requirements must be submitted prior to the issue of a Development Permit for Operational Works.**

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

**Operational Works**

- 4. **A Development Permit for Operational Works must be obtained for the following activities:**
  - a. **Vegetation removal and bulk earthworks associated with the construction of the basement carpark and site grading;**
  - b. **Construction of internal roads and drainage works. Street lighting design for the internal road network is required;**
  - c. **Water supply and sewer works including the realignment of the sewer main adjacent the western boundary;**
  - d. **All external works.**

**A Development Permit for Operational Works must be obtained prior to commencing any works associated with the redevelopment of the site.**

**Access and Parking**

- 5. **The minimum amount of vehicle parking associated with the Resort Complex is 104 spaces in addition to 30 bicycle spaces and 14 motorcycle spaces as detailed on Drawing No. DA 3.6 Rev 02 dated 23 January 2023.**
- 6. **The car parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design. In addition, all parking, driveway and vehicular maneuvering areas must be imperviously sealed, drained and line marked.**
- 7. **Prepare a Road Upgrade Plan for the eastern verge of Davidson Street demonstrating the following:**
  - a. **Provision for 31 on street parking spaces;**

- b. Provision for barriers or physical separation to the footpath on the eastern side of Davidson Street;
- c. Landscaped planter islands to soften hardstand area.

The applicant, in conjunction with Council, is to determine the most appropriate parking arrangement and orientation working with the existing site features, bicycle lane and the proposed site access points. The external works must formalise the eastern road carriageway and parking areas. These works form part of the external works required for the development.

***Advice Note: Officers note 104 car parking spaces are proposed internal to the development. Formalisation of additional car parking spaces on-street are required to comply with the planning scheme intent and development demand.***

- 8. Prior to a Development Permit for Operational Works, provide turn path assessments to support the findings of GHD's Traffic Memorandum.

#### **Earthworks**

- 9. Prior to the Development Approval for Operational Works, updated design plans for the bulk earthworks are to be provided generally in accordance with the preliminary drawings by Applin Consulting, maintaining a free draining surface with no ponding of standing water resulting.
- 10. Prepare an Acid Sulfate Soils Management Plan (ASSMP) nominating how, if encountered, Acid Sulfate Soils will be identified, tested and managed during construction.

The ASSMP must be in accordance with the requirements and action levels nominated in the Queensland Acid Sulfate Soils Technical Manual (QASSTM) and must be submitted as part of the Operational Works Application.

#### **Dewatering**

- 11. Submit a report prepared by a qualified and experienced, registered engineer on the basement parking construction process and a separate report prepared by a qualified and experienced hydrologist on the dewatering process. Both reports must be endorsed by the Chief Executive Officer prior to commencement of any works on the site.
  - a. The basement parking report must include, but is not limited to the following:
    - i. Construction techniques;
    - ii. Techniques to imperviously seal the basement or a suitable alternative in line with Industry Standards and good engineering principles;
    - iii. Method of basement ventilation.
  - b. The dewatering report must include, but is not limited to the following:
    - i. Method of water extraction pre- and post-development and the layout of the dewatering pumps and pipelines;
    - ii. Water quality;
    - iii. Lawful discharge of water; and
    - iv. How the results (being the form and frequency) will be reported to Council.
  - c. The access to the basement parking area must be designed to prevent the 1%AEP flood event and must have a minimum vertical clearance of 2.1

metres.

#### **Crimmins Street**

- 12. Provide road longitudinal and cross sections along the Crimmins Street Road Reserve from the intersection with Davidson Street to the existing sewerage pump station confirming the fill depths and interface levels proposed along Crimmins Street.**

**The Crimmins Street design plans must also include drainage upgrade works as identified by Applin Consulting to manage stormwater for the frontage of the site. The design must confirm operating velocities in the drain and controls at the outlet to manage erosion risks at the discharge point and downstream area.**

**Details are to be provided to the satisfaction of the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.**

#### **Retaining Walls**

- 13. All retaining walls or structures higher than 1.0m must be certified by a suitably experienced RPEQ Structural Engineer.**

**Where the profile or height of the wall is redesigned during structural certification, amended plan(s) must be approved by Council.**

- 14. The design of all retaining wall structures must be wholly contained within the development site and must not encroach into adjacent lots or road reserve.**

**The design of all retaining structures proposed must be provided to the satisfaction of the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.**

#### **Stormwater**

- 15. Prior to the issue of a Development Permit for Operational Works, provide an updated Engineering Report identifying the calculated post-development 10% AEP and 1% AEP peak flows for the revised catchments nominated on Applin Consulting drawing 23001-SK002 (Revision D).**

- 16. All stormwater from the land must be directed to a lawful point of discharge as per the approved plan(s) such that it does not adversely affect surrounding properties or properties downstream from the development, in accordance with the Queensland Urban Drainage Manual and to the requirement and satisfaction of the Chief Executive Officer.**

- 17. Further drainage investigations must be undertaken to demonstrate that the post development stormwater flows are able to be accommodated by the receiving drains and external catchment and without causing nuisance to downstream or upstream properties. In the event this cannot be adequately demonstrated to the satisfaction of the Chief Executive Officer, onsite detention will be required.**

Revised civil plans and supporting calculations must be provided to the satisfaction of the Chief Executive Officer prior to the issue of the Development permit for Operational Work.

18. Provide detailed design drawings for the drainage lines along the western boundary of the development, showing the location of their respective outlets and identifying clearance achieved to existing trees. The updated Arborist report must reference the drainage plan and confirm any additional controls (including setbacks) required to enable construction of each drainage line.

***Advice Note:*** Council's intent is to maximise the retention of existing trees within the adjoining land.

19. Ownership, operation and maintenance of all Gross Pollutant Traps (GPT) proposed within the development will remain as privately owned infrastructure. The design plans must demonstrate access to each GPT for a suitable maintenance vehicle, including but not limited to, providing vehicle turn paths.

At no time will Council be responsible for the upkeep of this private infrastructure.

#### General Works External

20. Undertake the following works external to the land at no cost to Council:
  - a. Construct a 2.0m wide pedestrian footpath on Davidson Street for the full frontage of the site;
  - b. Provision of a concrete crossovers and aprons in accordance with FNQROC Development Manual Standard Drawing S1015;
  - c. Make good the kerb and channel at the redundant crossovers, where not replaced by the new crossover;
  - d. Formalise on-street parking spaces in accordance with Conditions of this Development Permit;
  - e. Underground overhead power supply for the full frontage of the site in accordance with Conditions of this Development Permit;
  - f. Provision of street lighting along Davidson Street, Crimmins Street inclusive of intersection. The street lighting must be designed in accordance with the relevant Road Lighting Standard ASINZS 1158 and the FNQROC Development Manual;
  - g. Install street tree plantings along the road verge of Davidson Street and Crimmins Street in accordance with the FNQROC Development Manual;
  - h. Repair any damage to existing kerb and channel, footway or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drain lines) that may occur during and works carried out in association with the construction of the approved development.

All works in the road reserve need to be properly separated from pedestrians and vehicles, with any diversions adequately signed and guarded.

Such work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to Commencement of Use or approval and dating of the Plan of Survey, whichever occurs first.

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

#### **External Sewer**

- 21. Engineering design drawings must be submitted to Council proposed for the new gravity sewer along the western boundary of the site. The engineering design drawings must demonstrate that the new gravity sewer complies with FNQROC Development Manual D7.16 which includes compliance with the Queensland Development Code (QDC) MP1.4 as referenced by D7.16 unless otherwise approved by the Chief Executive Officer. The design must demonstrate that:**
- a. The sewer is positioned outside of zone of influence of the retaining wall structure; and**
  - b. The sewer can be excavated for repair and maintenance without comprising the integrity of the retaining wall structure.**
  - c. The clearance between the sewer and the retaining wall accommodates the required construction equipment for maintenance and repairs to the sewer, including but not limited to operating clearance for excavator to swing during excavation.**
- 22. The external sewer design plan must clearly define the Structural Root Zone and Tree protection Zones as defined in AS 4970-2009 - Protection of trees on development sites. The design must demonstrate that the proposed sewer along the western boundary of the site avoids encroachment into the SRZ of all trees nominated to be retained on the Tree Protection Plan by RPS. In particular, Tree numbers:**
- T1 - 1.4m diam Melaleuca;**
  - T2 - 2.0m diam Melaleuca;**
  - T9 - 85cm diam Melaleuca;**
  - T11 - 80cm diam Melaleuca;**
  - T15 - 1.5m diam Melaleuca;**
  - T16 - 1.2m diam Melaleuca**

**Any amendments required to comply with tree clearances must be included in the detailed design plans for Operational Works.**

**The revised external sewer plan must comply with the clearance requirements of the Water Services Association of Australia (WSA) 02 – Sewerage Code of Australia, the FNQROC Development Manual, and be provided to the satisfaction of the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.**

- 23. The detailed design for the Crimmins Street works must be supported with accurate services locations. The applicant must undertake potholing of services surrounding the existing sewer pump station at the western end of Crimmins**



Street. The extent of potholing is to generally be limited to the perimeter circle shown on Applin Consulting Drawing 23001-SK004 (Revision D).

***Advice Note:*** *Potholing is required to confirm the depth of the existing sewer main and comply with the clearance requirements of the Water Services Association of Australia (WSA) 02 – Sewerage Code of Australia.*

#### Internal Sewer

24. The existing 150mm diameter gravity main and 100mm diameter pressure mains aligned along the western boundary of the development are to be removed from site or decommissioned based on an approved decommissioning plan to be provided by the applicant with Operational Works submission.

Decommissioning works must be to the satisfaction of the Chief Executive Officer prior to Works Acceptance.

25. An exclusion radius of 30m from the existing sewer pump station located at the western end of Crimmins Street must be provided to all dwellings within the development, generally as shown on the approved civil plans by Applin Consulting.

The exclusion radius must be to the satisfaction of the Chief Executive Officer prior to Works Acceptance.

#### Water Supply Works Internal

26. Undertake the following water supply works internal to the subject land:
- b Provide a single internal water connection;
  - c Water supply sub-metering must be designed and installed in accordance with The Plumbing and Drainage Act 2002 and the Water Act 2000 and applies to developments which will be reconfigured by Standard Format Plan with common property.

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

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to Commencement of Use or approval and dating of the Plan of Survey, whichever occurs first.

#### Ecological Survey

27. Undertake an ecological survey for the purpose of identifying any plant species protected under the Nature Conservation Act 1992 eg. Ant Plants. The Ecological survey is to also identify the presence of wildlife on the site which can be moved and relocated prior to works taking place.

***Advice Note:*** *The removal and / or relocation of protected plant species requires approval from Department of Environment & Science.*

#### Landscaping

28. The development site must be landscaped generally in accordance with the Approved Landscape Plans prepared by AS Design dated 19 December 2023 except where amended to provide for the bus set down area and street tree plantings. Amended landscape plans are to be provided as part of the Operational Works application.

All landscaping works must be undertaken prior to the Commencement of Use or approval and dating of the Plan of Survey, whichever occurs first and maintained at all times to the satisfaction of the Chief Executive Officer.

29. Prior to the Commencement of Works, undertake protection of all trees nominated to be retained, as shown on the Tree Protection Plan (Drawing AU013495-1) by RPS dated 9 January 2024, to the satisfaction of an appropriately qualified arborist.

SRZ and TPZ measures are to be generally in accordance with Section 3.1.2 of RPS' Tree Survey Report dated 12 January 2024 (Document AU213013495.001).

These protection measures are to be maintained at all times to the satisfaction of the Chief Executive Officer.

30. Prior to the Commencement of Works on the sewer main along the western boundary of the development, an appropriately qualified arborist is to supervise and approve tree protection measures on-site.

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

#### **Stockpiling and Transportation of Fill Material**

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

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

- a. Peak traffic times; or
- b. Before 7:00am or after 6:00pm Monday to Friday; or
- c. Before 7:00am or after 1:00pm Saturdays; or
- d. On Sundays or Public Holidays.

#### **Environmental Protection Policy – Noise & Dust**

32. All reasonable and practicable measures must be implemented during the construction phase of the development for the purpose of ensuring the development does not create a noise or dust nuisance in accordance with the Environmental Protection Policy. These measures must be capable of minimising the potential for unreasonable impacts to residents, guests and other activities that may be occurring on site or at nearby locations.

#### **Damage to Council Infrastructure**

33. Prior to any works occurring on the site, the applicant is to prepare a road condition report of the proposed road access and haulage route(s) to and from the site. The report is to identify relevant existing defects or problems with the roadway along the identified route.

On completion of the works, the access and haul route(s) shall be subject to a joint inspection by the applicant and Council Officers to identify any further damage that has occurred. Where additional damage has occurred, all rectification works shall be at the applicant's expense, to the satisfaction of the Chief Executive Officer.

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

#### **Electricity Supply**

35. Existing overhead electrical services are to be replaced with new underground electrical supply infrastructure.

Prior to the issue of a Development Permit for Operational Work, undertake detailed survey of all underground services within the corridor proposed to relocate overhead electrical services below ground, generally as nominated on Hopkinson Consulting Engineers drawing E10 dated February 2023.

36. Engage a suitably qualified specialist consultant registered to carry out Ergon undergrounding works for the purpose of relocating overhead electrical services in Davidson Street and Crimmins Street below ground.

The works must be designed in accordance with all Council and Ergon requirements, and to the satisfaction of the Chief Executive Officer prior to the issue of a Development Permit for Operational Work.

The works must be constructed in accordance with all Council and Ergon clearance requirements prior to Works Acceptance.

37. Written evidence from Ergon Energy advising if distribution substation/s are required within the development must be provided. If required, details regarding the location of these facilities must be submitted to the Chief Executive Officer accompanied by written confirmation from Ergon Energy.

Details regarding electricity supply must be provided prior to the issue of a Development Permit for Operational Works.

38. Where Ergon Energy requires a padmount substation within the development site, written confirmation from Ergon Energy of this requirement and details of the proposed location must be submitted to the Chief Executive Officer.

#### **Electricity and Telecommunications**

39. Written evidence of negotiations with Ergon Energy and the telecommunication authority must be submitted to Council stating that both an underground electricity supply and telecommunications service will be provided to the development prior to approval and dating of the Plan of Survey.

40. Ownership, costs and maintenance associated with all electrical metering internal to the development will not be the responsibility of Council at any time before, during or post construction.

### Demolish Structures

41. All structures not associated with the approved development (including disused services and utilities) must be demolished and/or removed from the subject land prior to Commencement of Use.

### ADVICE

1. This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with sections 85(1)(b) and 71 of the *Planning Act 2016*.
2. This approval does not negate the requirement for compliance with all relevant Local Laws and statutory requirements.
3. All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first potential cyclone warning and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
4. For information relating to the *Planning Act 2016*, log on to [www.dsd.qld.gov.au](http://www.dsd.qld.gov.au) . To access the FNQROC Development Manual, Local Laws and other applicable Policies log on to [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au).

### Cultural Heritage

5. The *Aboriginal Cultural Heritage Act 2003* and *Torres Strait Islander Cultural Heritage Act 2003* (the Cultural Heritage Acts) require anyone who carries out a land-use activity to exercise a duty of care.

This '*duty of care*' means land users must take all reasonable and practicable measures to ensure their activity does not harm Aboriginal or Torres Strait Islander cultural heritage. The duty of care applies to any activity where Aboriginal or Torres Strait Islander cultural heritage is located. This includes cultural heritage located on freehold land and regardless of whether or not it has been identified or recorded in a database.

Consultation with the Aboriginal or Torres Strait Islander party for an area may be necessary if there is a high risk that the activity may harm Aboriginal or Torres Strait Islander cultural heritage. Guidelines have been produced to enable assessment of sites under the Act. These are available from the Queensland Government website and can be downloaded from the following website.

<https://www.qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care>.

### Environmental

6. An Ecoaccess approval should be obtained, if necessary, from the Department of Environment and Science prior to the clearing of vegetation and/or tree removal that involves damage or destruction of plant species protected under the provisions of the *Nature Conservation Act 1992*. Information on Ecoaccess approvals may be obtained at [www.des.qld.gov.au](http://www.des.qld.gov.au).

### Food Premises

7. Prior to the construction of any premises that is intended to be used for storage, preparation, handling, packaging, or service of food, an Approval for the design and fit-out under the *Food Act 2006* must be obtained from the Chief Executive Officer.

8. Prior to the operation of a licensable food business as defined in the Food Act 2006, a Food Licence must be obtained from the Chief Executive Officer.

#### Infrastructure Charges Notice

9. A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Infrastructure Charges Notice. The Infrastructure Charges Notice will be provided under separate cover.

The amount in the Infrastructure Charges Notice has been calculated according to Council's Infrastructure Charges Resolution. Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The *Planning Act 2016* confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately.

#### CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS

Concurrence Agency	Concurrence Agency Reference	Date	Doc ID
State Assessment & Referral Agency Response (SARA)	2310-37356 SRA	25 March 2024	#1218783

#### REASONS FOR DECISION

The reasons for this decision are:

1. Sections 60, 62 and 63 of the *Planning Act 2016*:
  - a. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
  - b. to ensure compliance with the *Planning Act 2016*.
2. Findings on material questions of fact:
  - a. the development application was properly lodged to the Douglas Shire Council on 16 October 2023 under section 51 of the *Planning Act 2016* and Part 1 of the *Development Assessment Rules*;
  - b. the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.
3. Evidence or other material on which findings were based:
  - a. the development triggered assessable development under the Assessment Table associated with the Tourist Accommodation Zone Code;
  - b. Council undertook an assessment in accordance with the provisions of sections 60, 62 and 63 of the *Planning Act 2016*; and
  - c. the applicant's reasons have been considered and the following findings are made:

- i. **Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.**

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## EXECUTIVE SUMMARY

Council is in receipt of a development application for a material change of use of premises for a Resort Complex, Short Term Accommodation, Multiple Dwellings & Reconfiguring a Lot (4 Lots into 44 Lots & Common Property) at 97 – 113 Davidson Street Port Douglas.

The application is over land currently occupied by Dougies Backpackers Resort Accommodation and the Pandanus Caravan Park.

The Resort component, located centrally on the site comprises 112 rooms complimented by restaurants and bars and other ancillary guest facilities. The surrounding land will be development for attached and detached villas that have the ability to provide for both short term and permanent accommodation.

The site is located within the Tourist Accommodation zone and has a combined site area of 2.59 hectares.

Being impact assessable development, the proposed development was publicly notified in accordance with the requirements of the Planning Act 2016 and four (4) submissions were received.

The development of the land for the intended purpose is consistent with the development outcomes intended for the Tourist Accommodation zone and approval of the application is recommended subject to conditions.

## TOWN PLANNING CONSIDERATIONS

### Proposal

The following section provides an overview of the proposed Resort Complex and associated development. In summary, the proposed development is seeking approval for:

1. Material Change of Use - Resort Complex, Short Term Accommodation and Multiple Dwellings; and
2. Reconfigure the land from 4 lots into 44 lots and common property .

Further detail on each component of the development application is as follows:-

#### Material Change of Use

The proposed Resort Complex comprises a number of elements which include:-

- a. 112 hotel rooms accommodated in a three storey building situated over a basement carpark. Access to the resort is provided via Davidson Street;
- b. Six (6) aquarium rooms located over two levels being in the basement and ground floor;
- c. Central swimming lagoon and sky pool;
- d. Associated bar and restaurant facilities;
- e. Day Spa and gymnasium;
- f. Back of house service area to be located on the western end of Crimmins Street.

The residential component consists of both attached and detached housing which will have the ability to provide for short term and permanent accommodation. The attached housing product is located adjacent the western boundary. A total of seven (7) villa types are proposed with each type having a different configuration depending on where the unit type is being proposed on the allotment.

Reconfiguring a Lot

The site is proposed to be reconfigured into 44 lots with common property under a Layered Community Title Scheme. Each of the housing products and the Resort Complex will be contained on its own allotment, with internal driveways and service areas being contained within common property.



Image: Site Layout Plan

A copy of the plans which form the suite of approved plans are at Attachment 1.

**State Planning Requirements**

**State Planning Policy**

The State Planning Policy ('SPP') was introduced on 3 July 2017 as part of the State's planning system. The SPP defines the Queensland Government's policies about matters of state interest in land use planning and development, providing direction for the preparation of local planning instruments and assessment of development applications.

The 2018 Douglas Shire Planning Scheme version 1.0 reflects the applicable State interests to the extent relevant to the proposed development and further assessment against the SPP is unnecessary.

**Far North Queensland Regional Plan 2009-2031**

The Far North Queensland Regional Plan 2009-2031 ('FNQ Regional Plan') provides the framework for the sustainable management of growth and development in Far North

Queensland. The site is contained within the Urban area of the FNQ Regional Plan.

The Planning Regulation 2017 requires the development be assessed against the Regional Plan to the extent that the Regional Plan is not appropriately reflected in the Planning Scheme.

The Douglas Shire Planning Scheme has been endorsed by the Minister as appropriately integrating the Regional Plan. Further assessment with respect to the Regional Plan is unnecessary.

### **State Assessment and Referral Agency**

A review of Schedule 10 of the Planning Regulation revealed that the proposed development triggered referral to the State Assessment and Referral Agency (SARA) within the Department of State Development, Manufacturing Infrastructure and Planning due to the land being adjacent a State-controlled Road.

The development application was referred to SARA and the assessment of the state interest was undertaken. An information request was issued by SARA on 10 November 2023 and responded to by the Applicant on 24 January 2024 prior to undertaking public notification of the development.

A response was issued to Council by SARA on 25 March 2024 approving the development subject to conditions. The conditions of approval centre around approved access to Davidson Street which provides for a separate ingress and egress as proposed and requires a dedicated bus set down to be provided at the frontage of the Resort.

A copy of the response forms Attachment 2.

### **DOUGLAS SHIRE PLANNING SCHEME ASSESSMENT**

The following benchmarks are applicable to the proposed development:



Douglas Shire Planning Locality	Comment
<b>Planning Zone</b>	
Tourist Accommodation Zone	See comment below
<b>Local Plan Code</b>	
Port Douglas/Craiglie	Located within the Local Plan area. Not located within a specific precinct.
<b>Overlay Codes</b>	
Acid sulphate soils overlay	See comment below
Flood and storm tide hazard overlay	See comment below
Landscape values overlay	See comment below
Transport network overlay	See comment below
<b>Development Codes</b>	
Access, parking and servicing code	See comment below
Environmental performance code	Complies
Filling and excavation code	Generally complies
Infrastructure works code	Complies
Landscaping code	Generally complies
Multiple Dwelling, Short Term Accommodation and Retirement Facility Code	See comment below
Reconfiguring a Lot code	See comment below

### Tourist Accommodation Zone Code

#### Building Height:

The zone code provides a building height of 13.5 metres and a requirement for no more than three storeys within Acceptable Outcome AO1.

The proposed building is three storeys in height located over a basement car park. The height of the development is largely consistent with the height provisions with the exception of a portion of the Resort building as it extends towards the western boundary. The height of this area of the development exceeds the height by approximately 790mm when measured from natural ground level. The natural slope of the land is from east to west hence the reasons why the building is slightly higher in this location. The overall appearance of the building will view as a consistent and compliant building height and no concerns are raised with the minor non-compliance.

The other dwelling units are two storeys in height and therefore comply with the height provisions.

#### Building Setbacks:

AO2 of the Code give setback requirements for buildings. The code requires a minimum of 6 metres from the main street frontage. The resort complex component is setback substantially

more than the required 6 metres with other dwelling units having setbacks of generally 6m to Davidson Street, 4 metres to Crimmins Street with side setbacks of greater than 2 metres to the side and rear boundaries.

The proposed setbacks are largely compliant with the Planning Scheme and will maintain the character and amenity of the area and adjoining development.

#### **Site Coverage:**

Acceptable Outcome AO2 requires that site cover is limited to 50%. Site cover has been calculated at approximately 40% and no concerns are raised with respect to this consideration.

#### **Building Proportions and Scale:**

Acceptable Outcome AO3.1 requires that the overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres. While the building exceeds these requirements, the building is articulated with continuous curved changes in direction forming an oval shape. The large open entrance at the front of the development provides adequate building articulation. Building facades contain a mix of architectural treatments and materials that will also contribute to visual interest and overall appeal.

#### **Landscaping:**

Acceptable outcome AO4.2 requires a two metre wide landscape buffer within the front setback area with minimum 75% dense planting. The architectural plans submitted as part of the Information Request Response show adequate building setbacks from Davidson Street and detailed landscape plans that nominate landscaping treatments adjacent side boundaries. The layout of the development has the resort complex central to the site with two storey residential dwellings on the periphery of the site.

The areas of landscaping adjacent the street and side boundaries will form part of the private open space servicing each dwelling.

Additional requirement for assessable development:

Performance Outcome PO7 requires that 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 environmental impacts. The proposal complies with all of these requirements with the exception of traffic. This is further discussed below when addressing the access and parking code.

#### **Acid Sulphate & Flood Overlay**

An assessment of the proposed development against the Planning Scheme in relation to natural hazards, risk and resilience to the extent it is relevant to the proposed development.

The site characteristics show a gradual fall from the east of the site to the west with site levels ranging from generally 4.7m AHD fronting Davidson Street to approximately 3m AHD adjacent the rear boundary. As part of the supporting information, the applicant commissioned a detailed flood study to investigate the 1% Annual Exceedance Probability (AEP) event (i.e. Q100 event) for rainfall in addition to the storm tide assessment. The findings of the investigation identified a 1% AEP event for the site of 1.47m AHD and a storm tide assessment of 2.99m AHD. Site levels will be raised as the rear thereby providing finished floor levels above established immunity levels.

A geotechnical investigation for the presence of actual and potential acid sulfate soils were undertaken with several boreholes sunk across the site. The initial design provided for a lower basement car park having a reduced level of 1m AHD.

The proposal was amended to reduce the extent of earthworks and to relocate the back of house area from within the basement car park to the area of land adjacent Crimmins Street. The removal of the refuse areas out of the basement car park enabled the floor level of the basement to be lifted to RL 1.9m AHD and therefore unlikely to encounter ASS and PASS soils according to the results of the boreholes.

A condition of the approval requires the preparation of a Management Plan in the event acidic soils are encountered during the construction phase.

### **Landscape Values**

Davidson Street is identified as a scenic route with a view corridor being designated either side of the road. In terms of built form, size and scale, the development is consistent with the development outcomes nominated for the Tourist Accommodation zone.

The development involves effectively clearing all existing vegetation from the site. While this is a negative aspect of the development, seeking to attempt to retain vegetation is problematic due to the need to adjust ground levels, constructing internal roads and drainage and installation of services amongst other competing interests.

The development plans do include detailed landscape plans which once completed and installed will result in a development that is consistent with other residential and resort developments fronting Davidson Street.

### **Transport Network Overlay Code & Parking & Access**

AO4.1 of the code requires that development is compatible with the role and function or major transport corridors.

Davidson Street & Port Douglas Road are both State-controlled roads and therefore the application was referred to the State Assessment & Referral Agency (SARA) to consider and assess this state interest.

SARA issued their response dated 25 March 2024 approving the development subject to conditions. The conditions of approval centre around approved access to Davidson Street which provides for a separate ingress and egress as proposed and requires a dedicated bus set down to be provided at the frontage of the Resort.

With regard to off-street parking, the resort component generates a requirement for 135 car parking spaces and 12 bicycle spaces. The basement carpark provides 104 spaces, 30 bicycle parks and 14 motorbike spaces.

The balance of the development being the villas are well serviced with parking spaces with each villa / unit being serviced by two spaces.

With respect to the 31 space shortfall, the Applicant has sought to substantiate the shortfall by advising:

- Had the site been contained within Precinct 1 of the Local Plan (being approximately 380m from the site), a reduce car parking rate would apply;
- Davidson Street is characterised by a large road reserve that could be configured to accommodate on-street spaces.

It is noted that Precinct 1 of the Local Plan does provide for a reduced rate of parking, which if applied to the development would generate the requirement of 56 spaces to service the accommodation component of the resort complex as opposed to 94 spaces; a difference of 38 spaces when using applicable rates outside of Precinct 1. The site is located within walking distance of the town centre and conditions forwarded by SARA require the dedication of an on-site bus set down at the frontage of the Resort.

The site also has the benefit of an extensive area of road reserve in which patrons of the resort will occupy without impacting on the function of Davidson Street as a higher order road within the local traffic hierarchy and therefore it is agreed that there is an ability to provide on-street spaces in this location. The road verge would need to be formalised and is considered a reasonable requirement given the shortfall of onsite spaces. The spaces to be provided on Davidson Street will require approval from the Department of Main Roads for works within the State-controlled Road corridor. In addition, the on-street spaces will not be for the exclusive use of the development rather they will be for general public use.

### **Infrastructure Works Code**

Pre-development and post-development sewerage demand calculations have been undertaken in accordance with the FNQROC Design Manual D7 Sewerage System to determine what impacts the site redevelopment will have on the existing sewerage infrastructure and to determine if any upgrade of sewerage infrastructure is needed to accommodate the development.

In accordance with Section 7.08 Design Criteria Table 7.1 of FNQROC Design Manual D7 Sewerage System, the existing use of Dougies Backpackers and the Pandanus Tourist Park generates a total demand of 236.7 equivalent persons (EP).

In accordance with the same criteria reference above, the proposed resort development and residential villas generate a total EP of 243.3 EP being a minor increase over and above existing demand.

The same outcomes apply to water reticulation with existing demand being similar to the proposed demand.

Sufficient capacity exists in the sewer treatment plant and the water reticulation network to accommodate the development.

With respect to stormwater and drainage considerations, it has been established that there is an ability to adequately drain the site using existing drainage regimes albeit with undertaking improvements in the Crimmins Street drain to increase capacity. The construction of the internal drainage network and improvements to external drainage networks will be subject to further review and interrogation through the operational works application process. The operational works application process will cover:

- Sewer works internal and external to the site;
- Site earthworks and the construction of internal road and stormwater internal to the site;

- External drainage improvements;
- Upgrades to Davidson Street to formalise on-street parking.

Conditions of the approval requires the overhead powerlines be placed underground for the frontage of the site.

### **Multiple Dwelling, Short Term Accommodation and Retirement Facility Code**

The development is generally compliant with the assessment benchmarks and performance outcomes of the applicable land use code.

A number of development outcomes identified in the Tourist Accommodation zone code are also contained within the land use code which have already been discussed. These items relate to building setbacks, site cover, building scale and proportions and landscaping.

Each suite contained within the resort component is provided with a balcony of sufficient width and dimensions while each residential villa is also provided with sufficient private open space and recreational areas.

### **Reconfiguring a Lot code**

When subdividing land in the Tourist Accommodation zone, the ROL code seeks lots have a minimum allotment size of 1000m<sup>2</sup>. This is to ensure that created allotments are of a sufficient size and dimension to facilitate higher density residential development.

The proposed development seeks to construct the residential development in the form of detached and attached villa units and then to reconfigure the site to have each residential product contained on its own title. Common areas being the internal roadways and refuse collection facilities will be contained within its own allotment and be identified as common property when subdivided.

The resultant form of development remains consistent with the development outcomes sought when reconfiguring land in the Tourist Accommodation zone.

### **Strategic Framework**

The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.

The strategic framework is the highest order component of the planning scheme and prevails over all other components to the extent of inconsistencies. The strategic framework sections are less prescriptive than the lower order scheme requirements such as codes, however, compliance generally achieved if code compliance can be achieved. Where there are particular non-compliances with elements of the strategic framework, Officers cannot support applications.

The Strategic Framework is only applicable for assessment of Impact Assessable land uses such as the Resort complex use within the Tourist accommodation zone.

Overall, the proposal is compliant with the Strategic Framework as the development represents an anticipated form of development to take place in the Tourist Accommodation zone, its economic benefit to the shire and its limited environmental impacts. Questions were raised with regard to the extent of vegetation removal required to facilitate the development,

however due to the reasons already stated in the report, the retention of vegetation is considered not practical in the circumstances.

The development is of a suitable design and scale which is consistent with the development outcomes intended for the Tourist Accommodation zone.

It is noteworthy that future amendments to the Planning Scheme have been drafted to adjust the level of assessment for a Resort Complex in the Tourist Accommodation zone to code assessable development where compliant with important planning considerations such as building height. This will ensure that development which is compliant with the desired planning outcomes is not elevated to impact assessment i.e. require public notification.

### **Public Notification / Submissions**

Public notification was carried out in accordance with section 53 of the *Planning Act 2016* for the proposed development. A 15 business day public notification period was carried out with 4 submissions received.

Of the submissions received, one was not properly made due to non-compliance with the statutory requirements for making a submission, however, the grounds from all submissions are summarised below followed by a response.

#### **Loss of Affordable Accommodation**

**Concerns are raised regarding the potential impact of this development on affordable accommodation and the housing shortage currently affecting our region.**

**It is acknowledged that the proposed development is in accordance with the Douglas Shire Planning Scheme 2018 and is correctly zoned for tourist accommodation.**

**The concern lies in the loss of the existing capacity of the equivalent of 399 affordable accommodation beds, which cater to both seasonal workers and long-term residents of the community provided by the backpackers and caravan park currently situated in the area earmarked for the “The Davidson”.**

**By prioritizing tourists over workers, we are setting ourselves up for a situation where there is no one to maintain the very infrastructure we are so eager to expand. The question that arises is fundamental: Who will clean the toilets, tidy the rooms, and make the beds if we do not have the workforce?**

**Concern is raised that the current development application does not include provisions for worker accommodation, especially considering the severe affordable housing shortage currently being experienced in Port Douglas and the wider Douglas Shire.**

**Port Douglas has been grappling with a significant housing affordability crisis, and the addition of a development like The Davidson which includes 112 hotel rooms and 44 villas without adequate consideration for worker accommodation exacerbates this issue. Without sufficient affordable housing options for workers, there is a risk of further displacement of long-term locals, as seasonal workers and other staff associated with The Davidson compete for limited housing resources.**

**Request to prioritise the inclusion of affordable worker accommodation in The Davidson to mitigate the potential impact on already stretched housing resources. By ensuring that The Davidson incorporates housing options for the number of workers required to service and maintain the resort and villas, we can mitigate the impact on**

**existing affordable accommodation in Port Douglas and safeguard the housing stability of our community members.**

**I urge the Council to consider the long-term implications on our community. We need sustainable development that caters to our needs and ensures that Port Douglas remains a vibrant and functioning town for tourists and residents alike.**

#### Response

It is agreed that the closure of affordable accommodation options and in particular, housing options that cater for transient working tourists and travellers, is a significant concern that is shared by Council Officers.

The lack of not only affordable housing options, but housing in general is well known and is not just limited to Port Douglas but the wider region.

While the submitters concerns are shared, Council is obliged to consider and determine the development application in accordance with the planning instruments and overarching legislation. In this instance, the following is noted:

- The proposed development is an anticipated and expected form of development to take place in the Tourist Accommodation zone;
- The development demonstrates compliance with the Strategic Framework, assessment benchmarks and performance outcomes of the Planning Scheme to the extent relevant to the proposal;
- There is no provisions, and therefore no ability, within the planning instruments to insist that the development incorporate worker accommodation facilities. Putting aside the inability to require this, the development is not at a scale that would warrant such a measure. Any requirement of this nature would be considered unreasonable;
- For Council to refuse the proposed development due to concerns over the loss of affordable housing would not constitute, in the opinion of Council Officers, sufficient grounds to defend the refusal if challenged in the Planning & Environment Court.

While the development outcome is not ideal with respect to the loss of this accommodation option so close to town, there is anticipation that market forces will react to potential emerging opportunities. In this regard, land on the periphery of Port Douglas has previously been approved for short term accommodation uses and it is expected that the proposed development could act as a catalyst to encourage investment in bringing these projects forward.

#### **Stormwater & Drainage**

**The Submitter has raised concerns regarding the amount of collected water that will now be disposed of in the creek that runs behind Ti Tree Street. The concern is that this will negatively impact the dwellings on Ti Tree Street.**

#### Response

An updated drainage investigation was provided as part of the response to Council's request for further information.

The investigation established that there is an ability to adequately drain the site using existing drainage regimes albeit through undertaking improvements in the Crimmins Street drain to increase capacity. The construction of the internal drainage network and improvements to external drainage networks will be subject to further review and interrogation through the operational works application process.

Council Officers are confident that the development can be undertaken with having a detrimental impact on downstream properties and/or creating a nuisance with respect to stormwater flows.

### **Character & Built Form**

- a) the built form will present as one large bulky building from Davidson Street;**
- b) the proposed development will not contribute to the visual dominance of tropical vegetation and the local streetscape;**
- c) the proposed landscaping may not achieve heights or densities shown in the plans and renders which may result in the predominance of the built form rather than tropical vegetation which will adversely impact the character of the surrounding area;**
- d) the proposed landscaping may not be achievable as it has not been demonstrated that it does not conflict with services or other constraints on the land;**
- e) the proposed landscaping does not minimise the impacts on the setting;**
- f) the proposed development may impact on the vegetation which appears to be located within the verge and along the boundaries.**
- g) it has not been demonstrated that the landscaping can occur having regard to the location of services or other constraints over the land.**
- h) The height of the building is out of character with the area**

### Response

The above grounds of submission are not concurred with and are unsubstantiated. The proposed development will present as 9 separate buildings when viewed from Davidson Street with the resort complex component being setback over 20m from the road frontage. Although largely compliant with the building height requirements, views to the resort complex component will be obscured by the two storey villas addressing Davidson Street.

Buildings are adequately setback from front and side boundaries with building setback areas to be landscaped. Detailed landscape plans have been submitted when responding to Council's Information request. The submitted landscape plans form part of the suite of approved plans.

The proposed building height is 790mm above the building height nominated by the Planning Scheme. The additional building height relates to a portion of the resort building as it extends towards the western boundary and due to building height being measured from natural ground. The land naturally falls from east to west. The height of the building is not out of character with the surrounding area and is consistent with the development outcomes for the Tourist Accommodation zone.

### **Referral Agency Requirements**

The State Assessment and Referral Agency has issued a concurrence agency response. This response includes conditions regulating the development with regard to the site adjoining a State Transport Corridor.



A copy of the response is included in Attachment 2.

### Internal Referrals

Advice was received from the following internal departments:

Department	Comments
Water Reticulation	Water demand of the development is not dissimilar to existing demand experienced for the site. No issues raised with water supply.
Waste Water	Similar to water supply, waste water demand of the development is not dissimilar to existing demand experienced for the site. No issues raised with regard to sewer capacity.  Development proposes the relocation of the sewer main outside of the property adjacent the western boundary. Conditions have been drafted to ensure retaining wall footings do not impact on the realigned sewer.
Infrastructure Management & Open Spaces	External works required in Davidson Street and Crimmins Street for formalise parking, underground power supply, upgrade street lighting and improve drainage capacity.  When removing vegetation, need to ensure that appropriate approvals are in place concerning and rare and threatened species i.e. ant plants
Environmental Health	Advice provided regarding obligation under the Environmental Protection Act regarding noise and dust during the construction phase. Advised of requirements for operation of a food premises and compliance with relevant legislation.

### ADOPTED INFRASTRUCTURE CHARGES

The development did trigger Infrastructure Charges.

Refer to Attachment 3 to review the calculated Infrastructure Charge.

### COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following area outlines where Council has a clear responsibility to act:

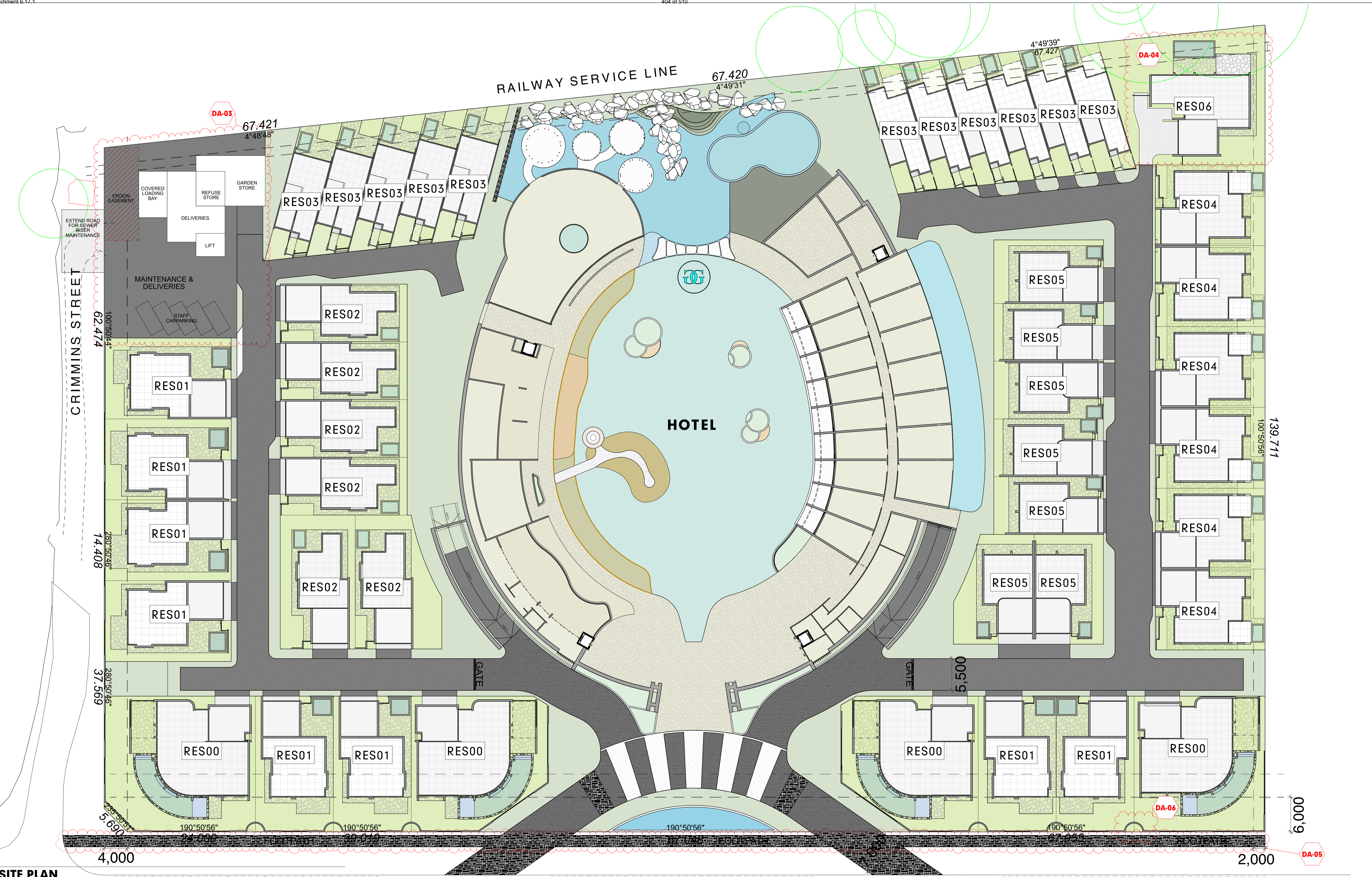
**Regulator:** Council has a number of statutory obligations detailed in numerous regulations and legislative Acts. Council also makes local laws to ensure that the Shire is well governed. In fulfilling its role as regulator, Council will utilise

an outcomes based approach that balances the needs of the community with social and natural justice.

Under the *Planning Act 2016* and the *Planning Regulation 2017*, Council is the assessment manager for the application.

## **ATTACHMENTS**

1. Attachment 1 - Approved plan [**6.17.1** - 32 pages]
2. Attachment 2 - SARA Concurrence Response [**6.17.2** - 28 pages]
3. Attachment 3 - Infrastructure Charges [**6.17.3** - 1 page]

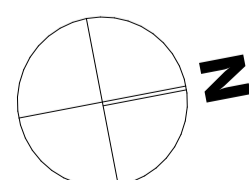


**SITE PLAN**  
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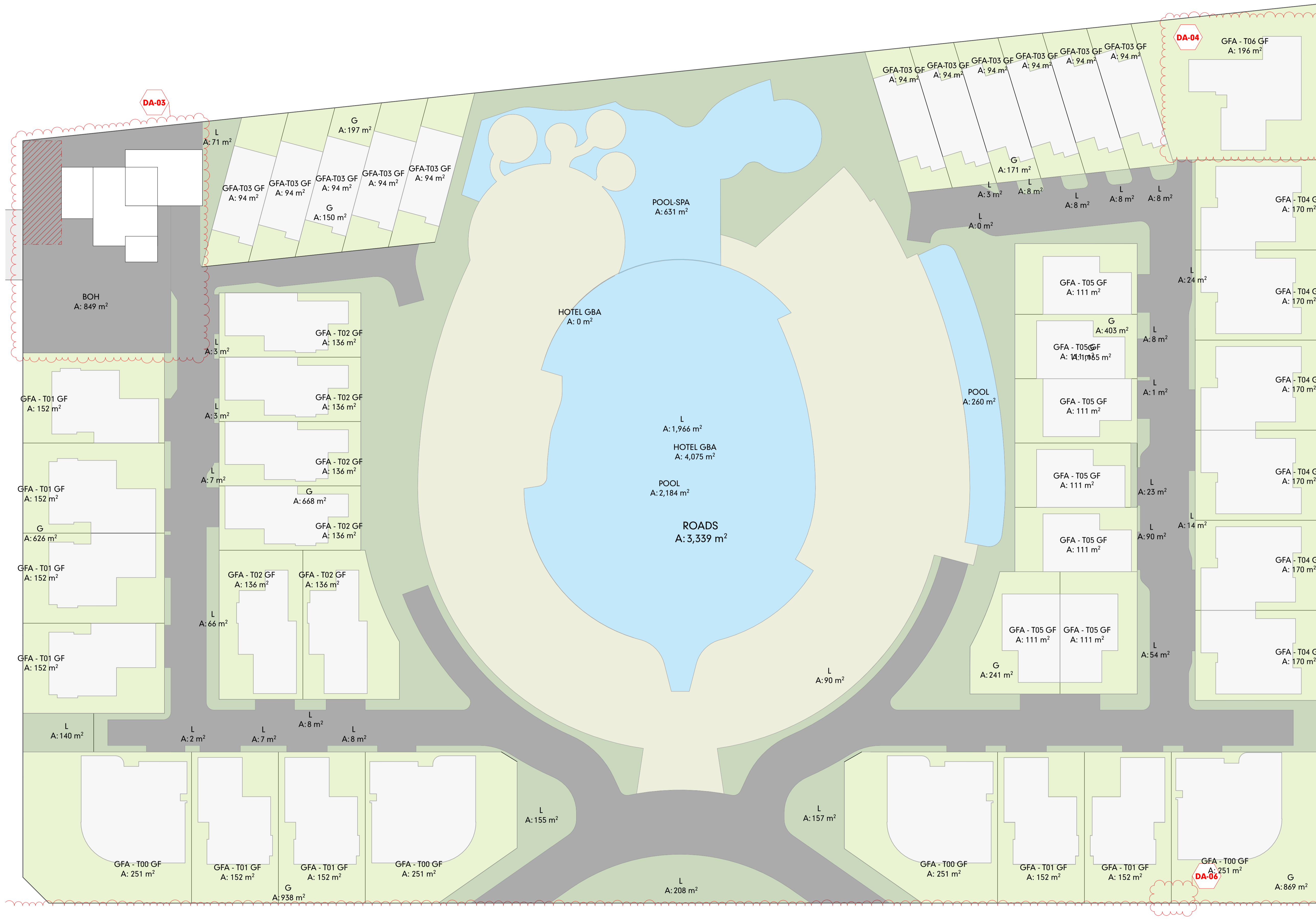
Ordinary Council Meeting - 30 April 2024

RevID	CHD	CHANGE DESCRIPTION	DATE
01			15/9/2023
02	DA-03, DA-04, DA-05, DA-06	REMOVAL OF RESIDENCE - BOH @ GROUND LEVEL, REDESIGN OF RESIDENCE, FOOTPATH INCLUSION, FENCE RECESSES	23/1/2024



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PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia	SCALE REFER DRAWING A1	DRAWN JR	CHECKED G.H.
CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	TITLE PLANS - SITE PLAN - GROUND	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF	SIGNATURE	DATE	
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	ROLE	REVISION
		DRAWING NO. DA.3.2	DATE 23/1/2024
		STATUS DA	REVISION 02



- SITE LANDSCAPING
- RESIDENTIAL GARDENS
- HOTEL
- RESIDENCES
- WATER BODIES
- ROADS

REFER DA.2.9 AREA SCHEDULE

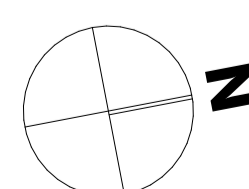
**SITE AREAS**

SCALE 1:300

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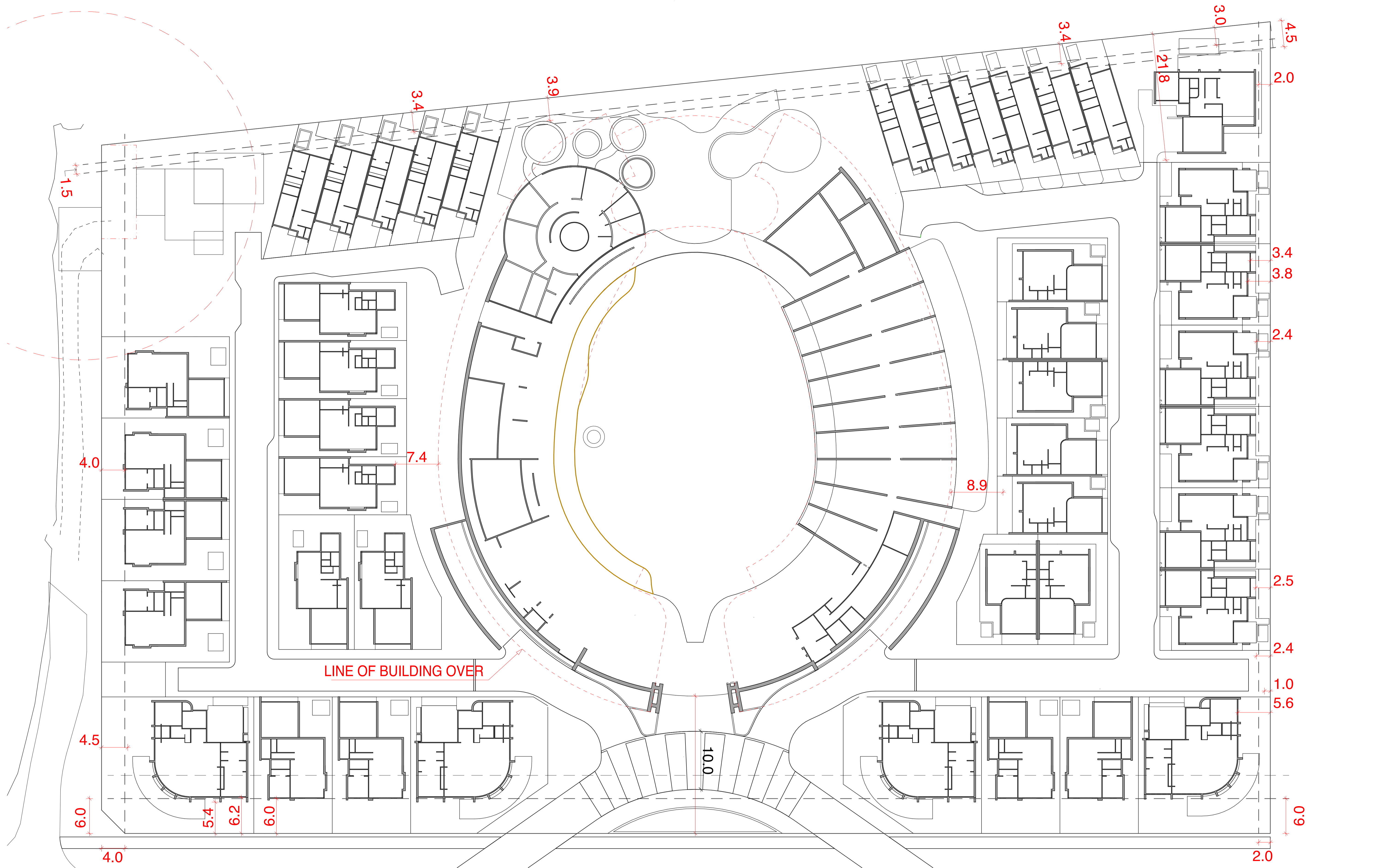
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01			15/9/2023
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PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia		SCALE REFER DRAWING	DRAWN JR	CHECKED G.H.
CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD		SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF		TITLE PLANS - SITE AREA USAGE		
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	ROLE A	DRAWING NO. DA.3.3	STATUS DA
		DATE 23/1/2024	REVISION 02	



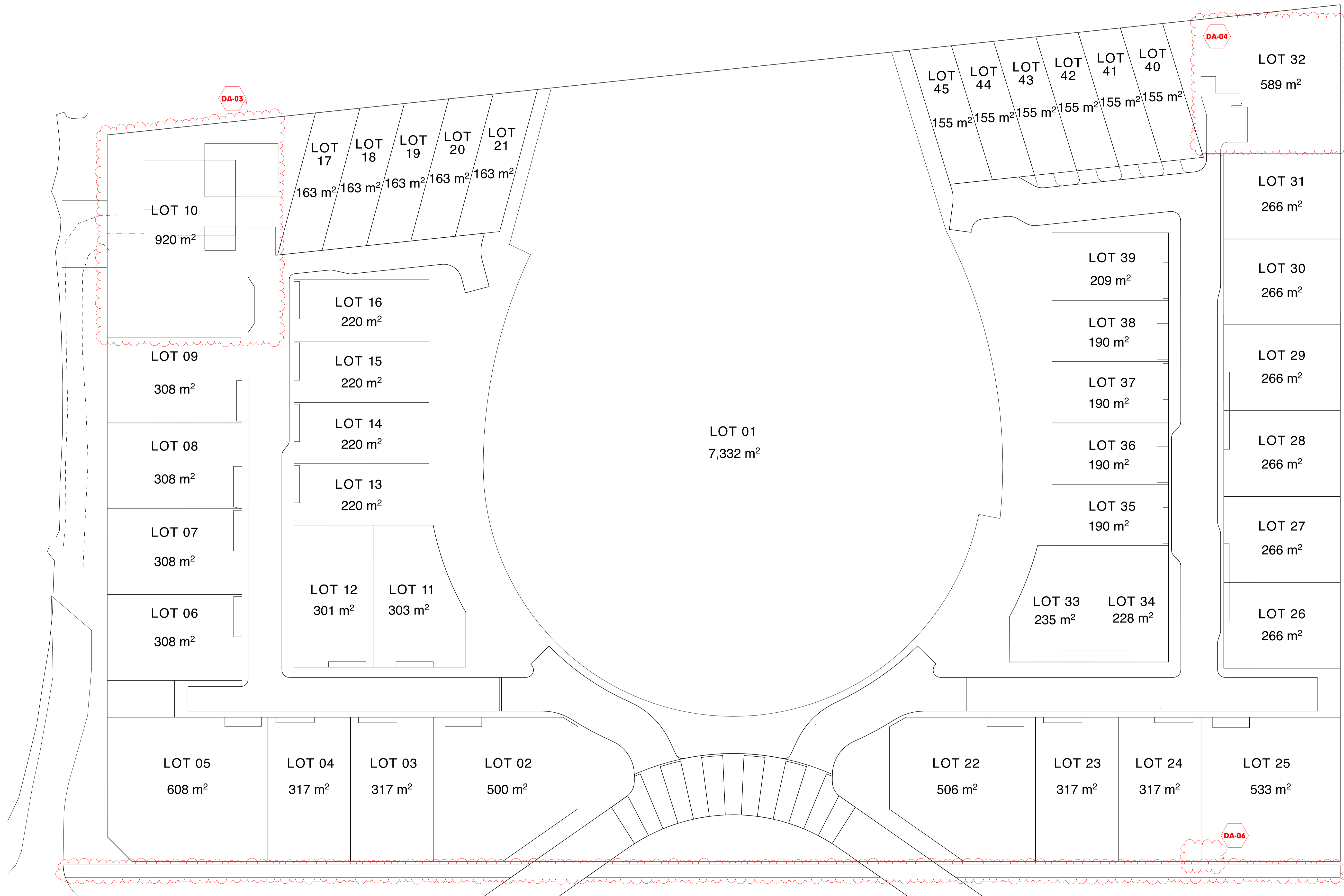
**SITE SETBACKS**  
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RevID	CHD	CHANGE DESCRIPTION	DATE
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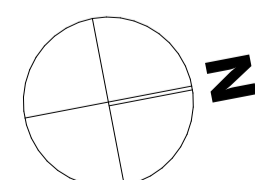
  

		<p><b>HUNT DESIGN</b> Architecture Master Planning Interiors HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY T +61 7 4099 0300 E architect@huntdesign.com.au W www.huntdesign.com.au ABN: 90514257527</p>	<p>PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia</p> <p>CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD</p> <p>CLIENT SIGN OFF</p>	<p>SCALE REFER DRAWING SHEET SIZE A1</p> <p>DRAWN JR</p> <p>CHECKED G.H.</p> <p>DRAWING STATUS DEVELOPMENT APPLICATION</p> <p>TITLE <b>PLANS - SITE SETBACKS</b></p>		
PROJECT NUMBER	LEVEL / LOCATION	ROLE	DRAWING NO.	STATUS	DATE	REVISION
GU-PD2	A	A	DA.3.4	DA	13/9/2023	01



**SUBDIVISION ALLOTMENT PLAN**

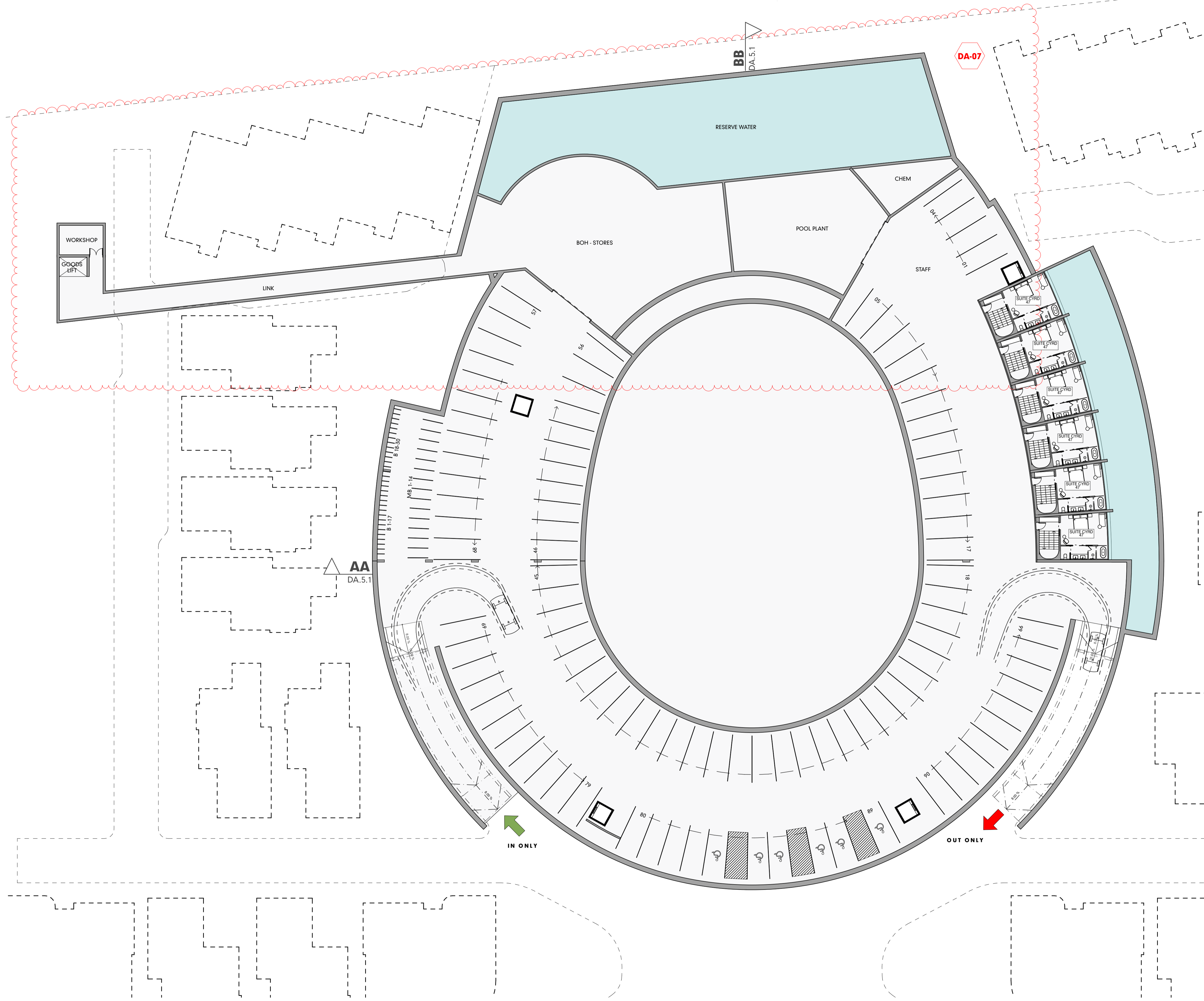
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RevID	CHID	CHANGE DESCRIPTION	DATE
01			15/9/2023
02	DA-03, DA-04, DA-05, DA-06	REMOVAL OF RESIDENCE - BOH @ GROUND LEVEL, REDESIGN OF RESIDENCE, FOOTPATH INCLUSION, FENCE RECESSES	23/1/2024

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PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia		SCALE REFER DRAWING	DRAWN JR	CHECKED G.H.
CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD		SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF		TITLE <b>PLANS - ALLOTMENT PLAN</b>		
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	DRAWING NO. DA.3.5	STATUS DA	DATE 23/1/2024
				REVISION 02



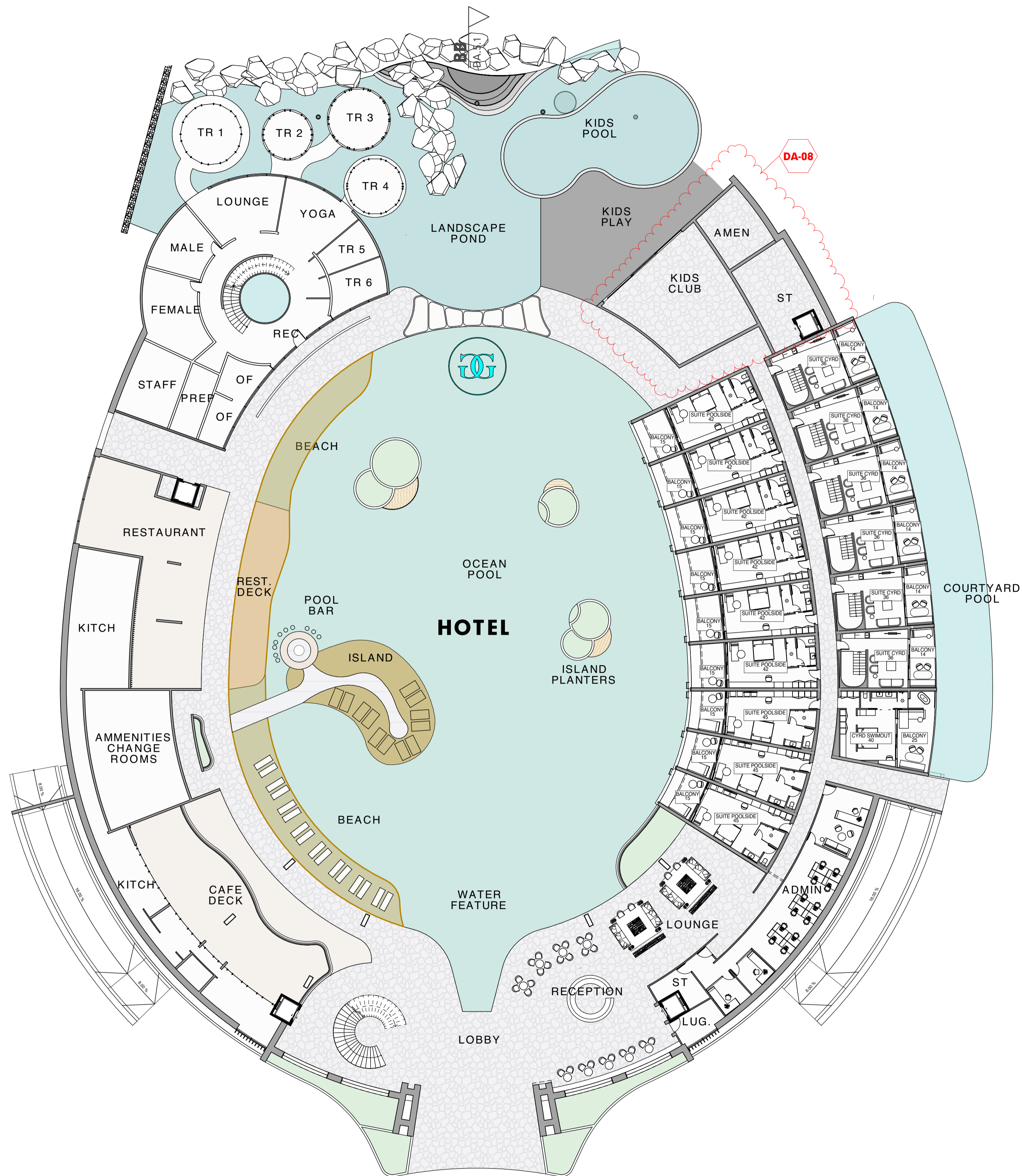
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LEVEL	CATAGORY	ZONE NAME	AREA
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LEVEL -01	VEHICLE CIRCULATION	BASEMENT	5,019
			<b>5,324 m<sup>2</sup></b>
LEVEL 00	ACCOMODATION	TERRACE	266
LEVEL 00	ACCOMODATION	ACCOM	730
LEVEL 00	ADMIN+OFFICE	OFFICE	142
LEVEL 00	AMENITIES	AMENITIES	108
LEVEL 00	CIRCULATION	PLAY	142
LEVEL 00	CIRCULATION	RECEPTION - OPEN	357
LEVEL 00	CIRCULATION	LINK - PASSAGE	34
LEVEL 00	CIRCULATION	CIRCULATION	977
LEVEL 00	FOOD + BEVERAGES (F+B)	KITCHENS	201
LEVEL 00	FOOD + BEVERAGES (F+B)	CAFE	224
LEVEL 00	FOOD + BEVERAGES (F+B)	RESTAURANT	185
LEVEL 00	FOOD + BEVERAGES (F+B)	REST DECK	67
LEVEL 00	FUNCTIONS	KIDS	160
LEVEL 00	LIFESTYLE	WELLNESS	540
LEVEL 00	LIFESTYLE	ISLAND	116
LEVEL 00	STORES	STORE	92
			<b>4,341 m<sup>2</sup></b>
LEVEL 01	ACCOMODATION	TERRACE	835
LEVEL 01	ACCOMODATION	ACCOM	2,212
LEVEL 01	CIRCULATION	CIRC	650
LEVEL 01	LIFESTYLE	WELLNESS	364
LEVEL 01	STORES	CLNR	122
			<b>4,184 m<sup>2</sup></b>
LEVEL 02	ACCOMODATION	TERRACE	849
LEVEL 02	ACCOMODATION	ACCOM	2,375
LEVEL 02	AMENITIES	AMENITIES	65
LEVEL 02	CIRCULATION	CIRC	704
LEVEL 02	FOOD + BEVERAGES (F+B)	F&B	27
LEVEL 02	GARDEN AREAS	GARDEN	140
LEVEL 02	LIFESTYLE	POOL DECK	465
LEVEL 02	STORES	POOL STORE	30
LEVEL 02	STORES	CLNR	88
LEVEL 02	WATER BODIES	POOL LVL2	217
			<b>4,960 m<sup>2</sup></b>
			<b>18,810 m<sup>2</sup></b>

CAR PARKING	<b>TOTAL</b>	<b>99</b>
STANDARD		88
STAFF		05
PWD		06
MOTORCYCLES		<b>14</b>
BICYCLES		<b>30</b>

**BASEMENT -01**  
SCALE 1:250

-1-

	RevID   CHID   CHANGE DESCRIPTION   DATE 01       13/9/2023 02   DA.07   CHANGES TO BASEMENT   23/1/2024	Architecture Master Planning Interiors HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY T +61 7 4099 0300 E architect@huntdesign.com.au W www.huntdesign.com.au ABN: 90514257527	PROJECT: The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia CLIENT: DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD TITLE: PLANS - HOTEL BASEMENT	SCALE: REFER DRAWING SHEET SIZE: A1 DRAWN: JR CHECKED: G.H. DRAWING STATUS: DEVELOPMENT APPLICATION
	© COPYRIGHT HUNT DESIGN		PROJECT NUMBER: GU-PD2   LEVEL / LOCATION: A   DRAWING NO.: DA.3.6   STATUS: DA   DATE: 23/1/2024   REVISION: 02	



100_AREAS 100_LVL00 INTERNAL AREA SCHEDULE				
AREA	LVL	ROOM TYPE	TOTAL AREA	QTY
<b>ACCOMMODATION</b>				
	L00	BALCONY	241	16
	L00	CYRD SWIMMOUT	40	1
	L00	SUITE CYRD	217	6
	L00	SUITE POOLSIDE	384	9
			<b>882 m<sup>2</sup></b>	
<b>ADMIN+OFFICE</b>				
	L00	ADMIN	122	1
			<b>122 m<sup>2</sup></b>	
<b>AMENITIES</b>				
	L00	AMENITIES	106	1
	L00	WELLNESS	173	1
			<b>278 m<sup>2</sup></b>	
<b>CAR PARKING SPACES</b>				
	L00	TYPE 03 GARAGE	98	6
			<b>98 m<sup>2</sup></b>	
<b>CIRCULATION</b>				
	L00	RECEPTION & LOUNGE	326	1
			<b>326 m<sup>2</sup></b>	
<b>FOOD + BEVERAGES (F+B)</b>				
	L00	CAFE DECK	236	1
	L00	KITCHENS	249	1
	L00	REST DECK	67	1
	L00	RESTAURANT	185	1
			<b>737 m<sup>2</sup></b>	
<b>LIFESTYLE</b>				
	L00	KIDS CLUB	143	1
	L00	WELLNESS	330	5
			<b>473 m<sup>2</sup></b>	
<b>STORES</b>				
	L00	CLNR	57	1
			<b>57 m<sup>2</sup></b>	
			<b>2,973 m<sup>2</sup></b>	

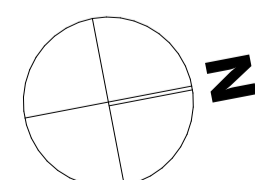
AA  
DA.5.1

AA  
DA.5.1

**FLOOR PLAN LVL 00**  
SCALE:1:250

0.

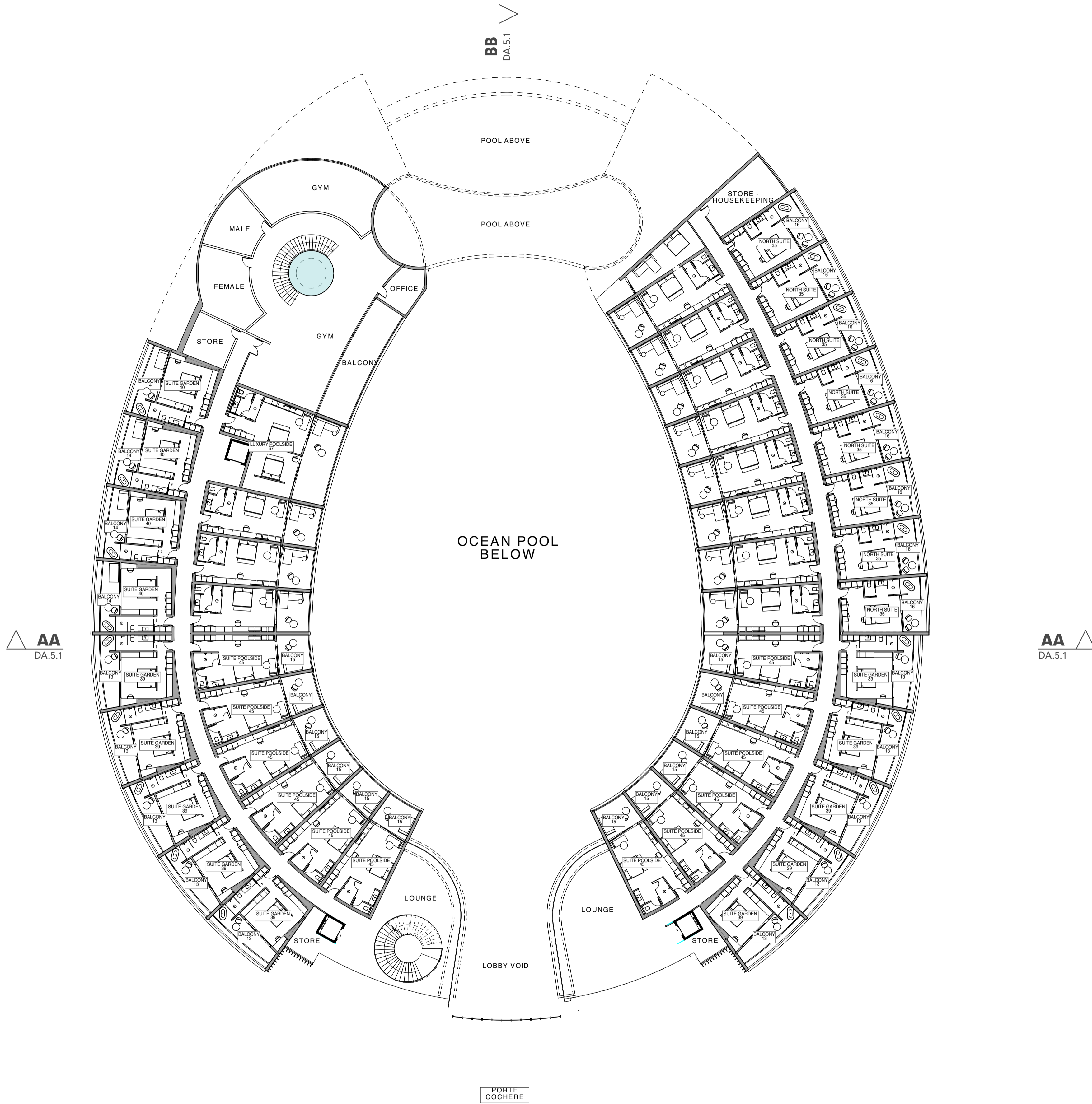
RevID	CHID	CHANGE DESCRIPTION	DATE
01			15/9/2023
02	DA.08	PLAN CHANGES	23/1/2024



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CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	TITLE PLANS - HOTEL LVL 00	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF	SIGNATURE	DATE	
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	DRAWING NO. DA.3.7	STATUS DA
		DATE 23/1/2024	REVISION 02



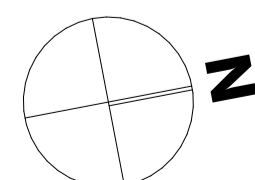


100_AREAS 100_LVL01 INTERNAL AREA SCHEDULE				
AREA	LVL	ROOM TYPE	TOTAL AREA	QTY
<b>ACCOMODATION</b>				
	L01	BALCONY	672	46
	L01	LUXURY POOLSIDE	67	1
	L01	NORTH SUITE	282	8
	L01	SUITE GARDEN	549	14
	L01	SUITE POOLSIDE	995	23
			<b>2,565 m<sup>2</sup></b>	<b>92</b>
<b>AMENITIES</b>				
	L01	WELLNESS	216	1
			<b>216 m<sup>2</sup></b>	<b>1</b>
<b>LIFESTYLE</b>				
	L01	SPA	282	1
			<b>282 m<sup>2</sup></b>	<b>1</b>
			<b>3,063 m<sup>2</sup></b>	<b>94</b>

**FLOOR PLAN LVL 01**  
SCALE 1:250

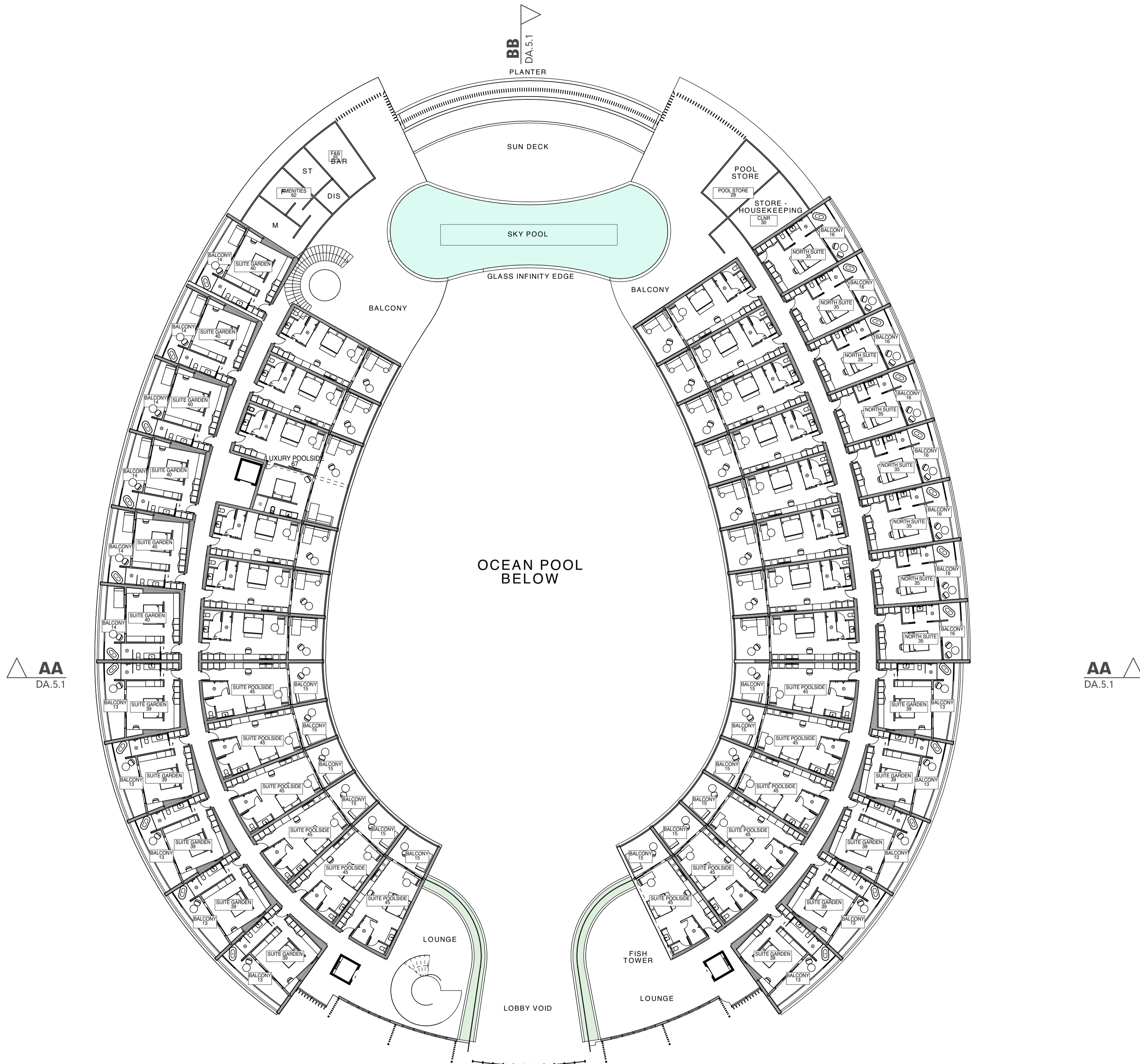
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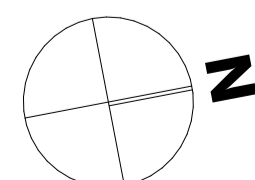
PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia	SCALE REFER DRAWING A1	DRAWN JR	CHECKED G.H.
CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	TITLE PLANS - HOTEL LVL 01	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF	SIGNATURE	DATE	
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	DRAWING NO. DA.3.8	STATUS DA
		DATE 13/9/2023	REVISION 01



100_AREAS 100_LVL02 INTERNAL AREA SCHEDULE				
AREA	STORY	ROOM TYPE	TOTAL AREA	QTY
<b>ACCOMODATION</b>				
	L02	BALCONY	730	50
	L02	LUXURY POOLSIDE	67	1
	L02	NORTH SUITE	282	8
	L02	SUITE GARDEN	628	16
	L02	SUITE POOLSIDE	1,078	25
			2,785 m <sup>2</sup>	100
<b>AMENITIES</b>				
	L02	AMENITIES	62	1
			62 m <sup>2</sup>	1
<b>FOOD + BEVERAGES (F+B)</b>				
	L02	F&B	25	1
			25 m <sup>2</sup>	1
<b>STORES</b>				
	L02	CLNR	30	1
	L02	POOL STORE	28	1
			58 m <sup>2</sup>	2
			<b>2,930 m<sup>2</sup></b>	<b>104</b>

**FLOOR PLAN LVL 02**  
SCALE:1:250

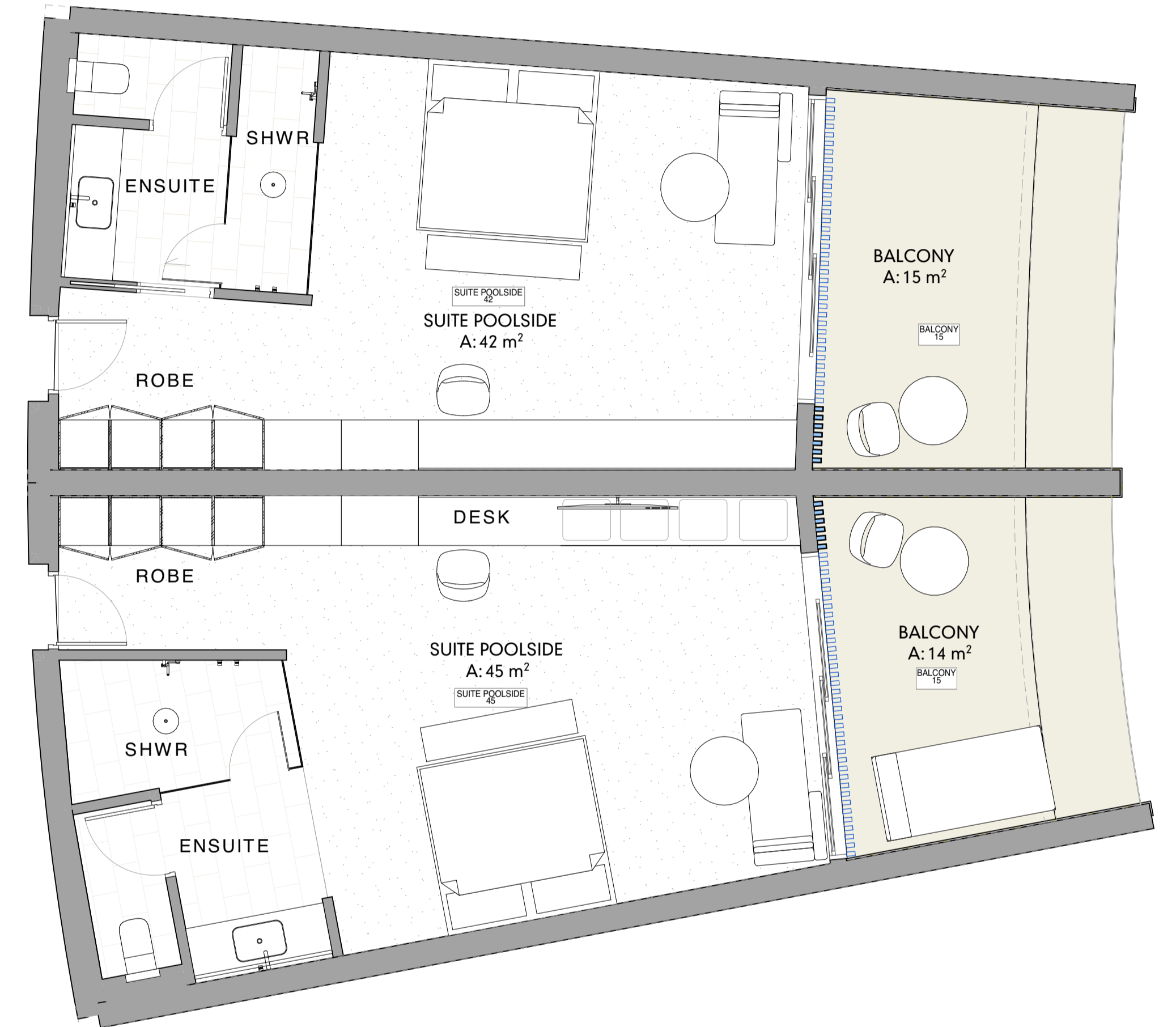
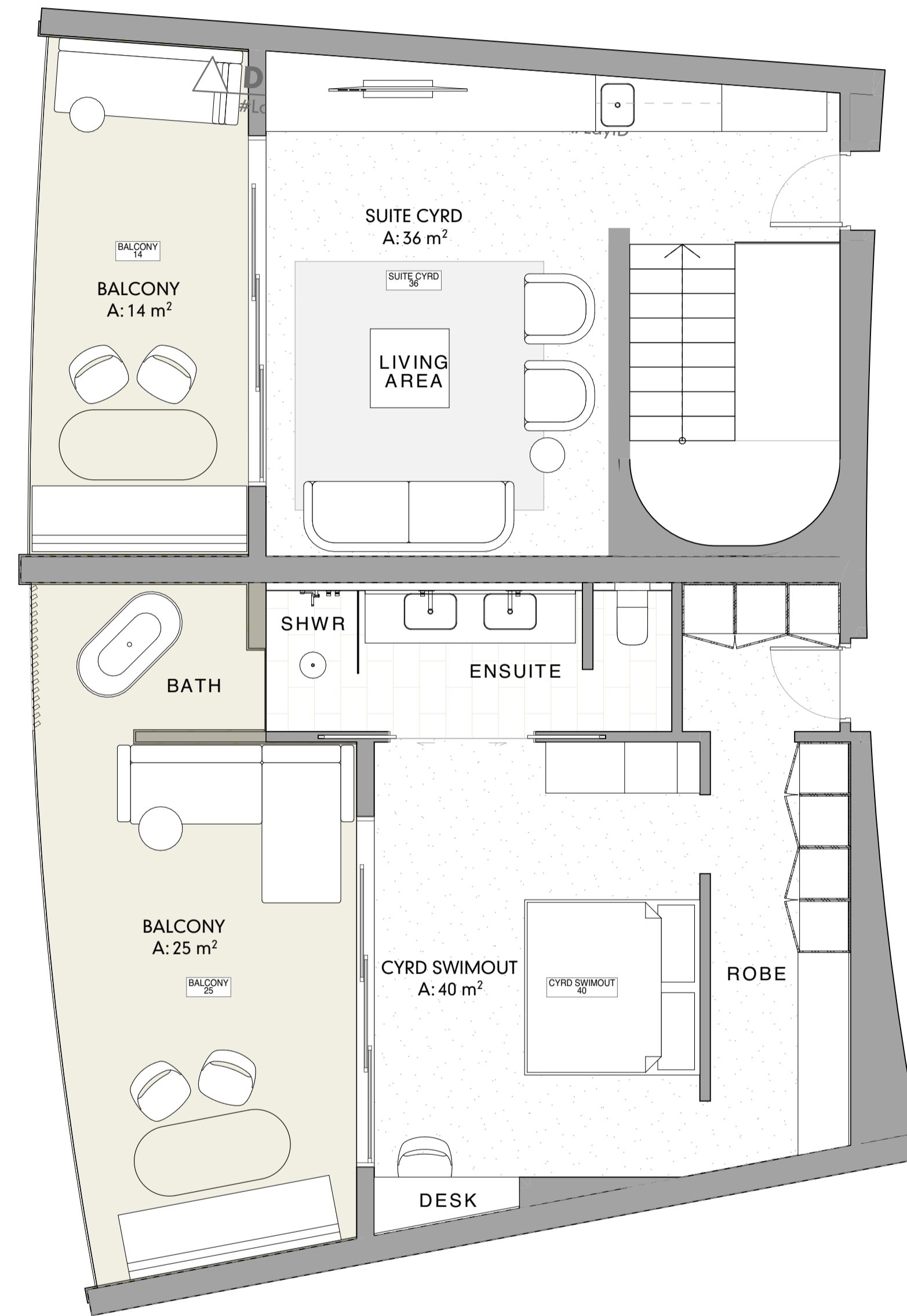
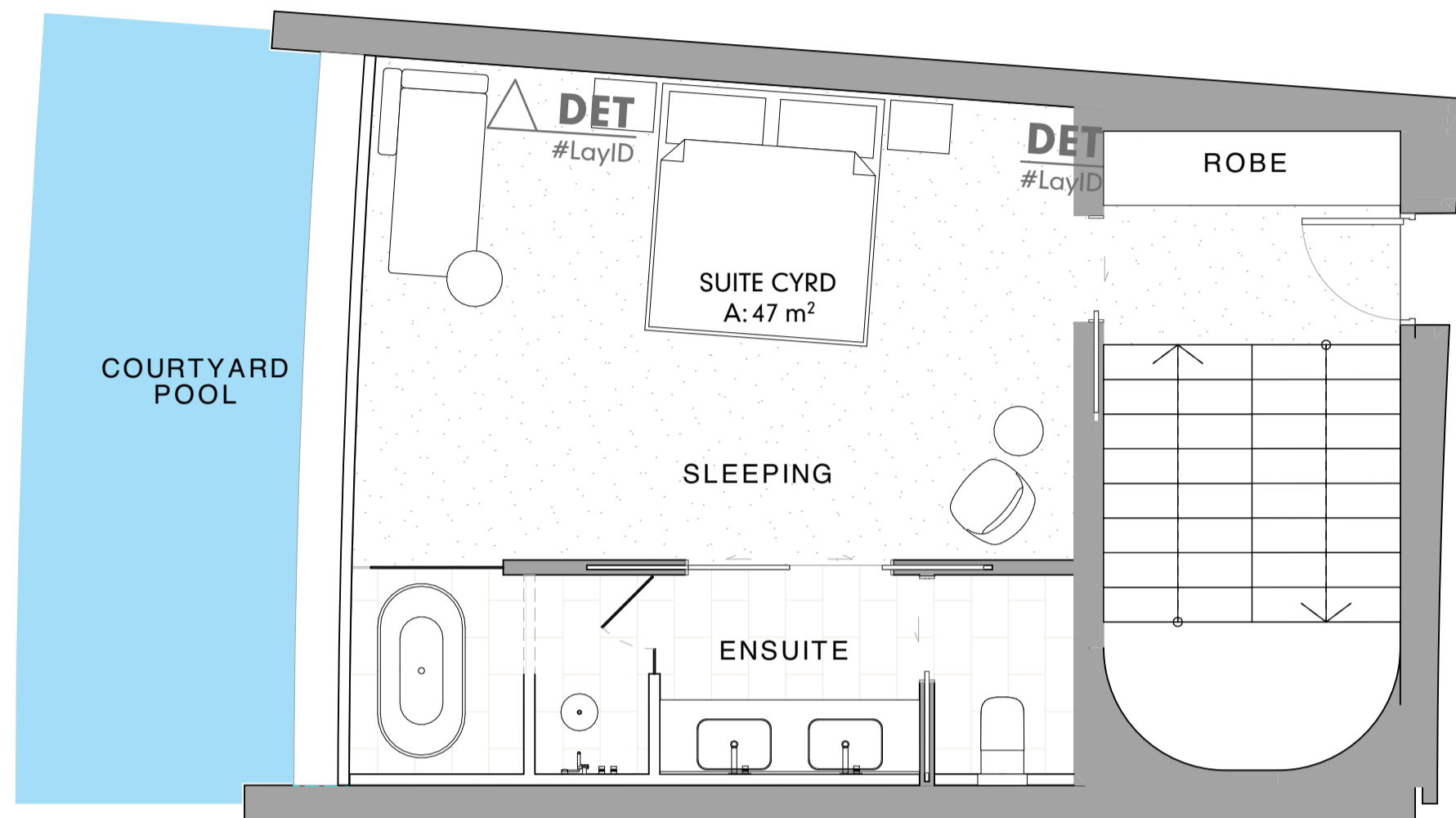
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CLIENT SIGN OFF	SIGNATURE	DATE	
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	DRAWING NO. DA.3.9	STATUS DA
		DATE 13/9/2023	REVISION 01



**AQUARIUM ROOMS BASEMENT**  
SCALE1:50

-6.

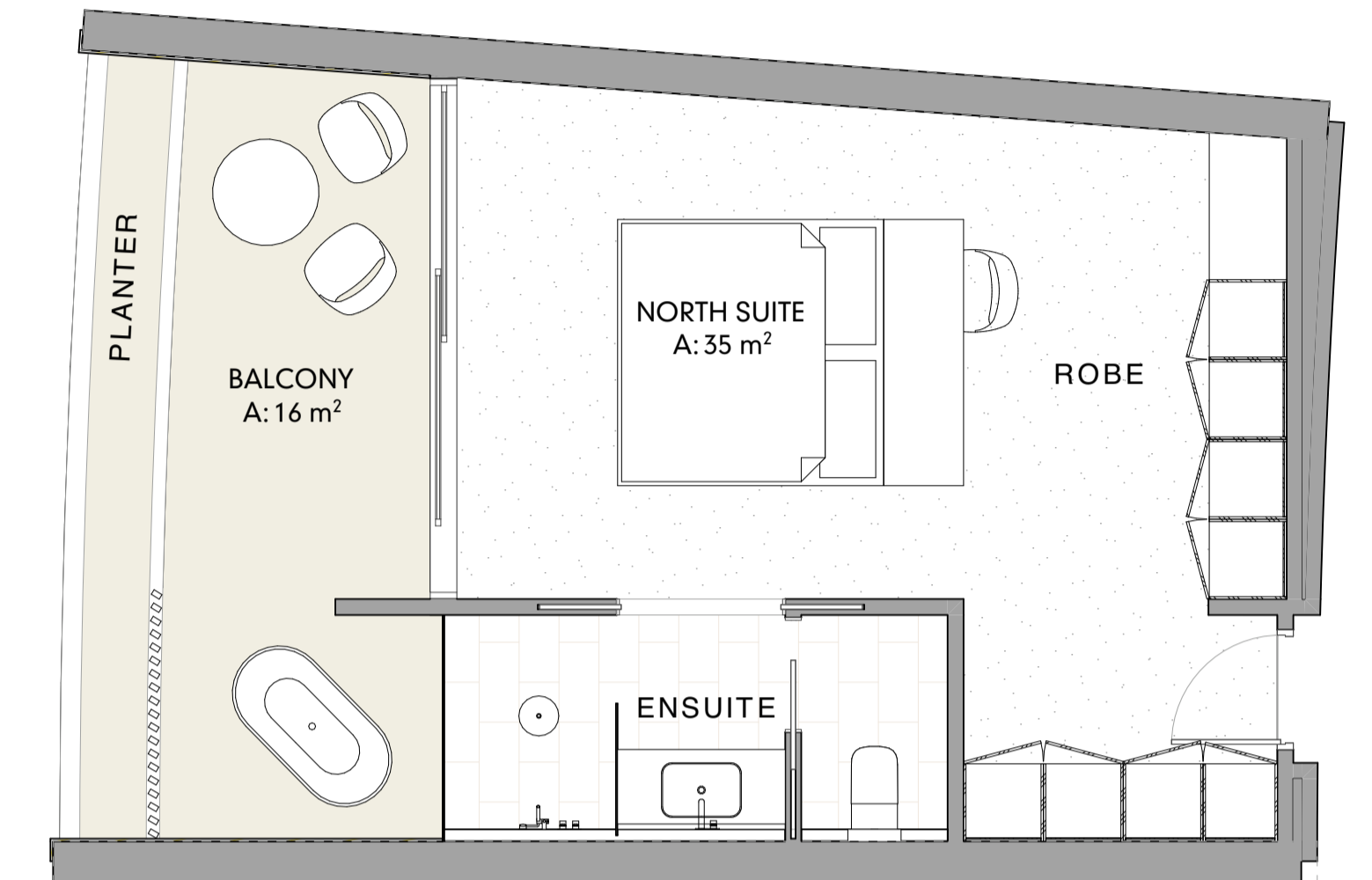
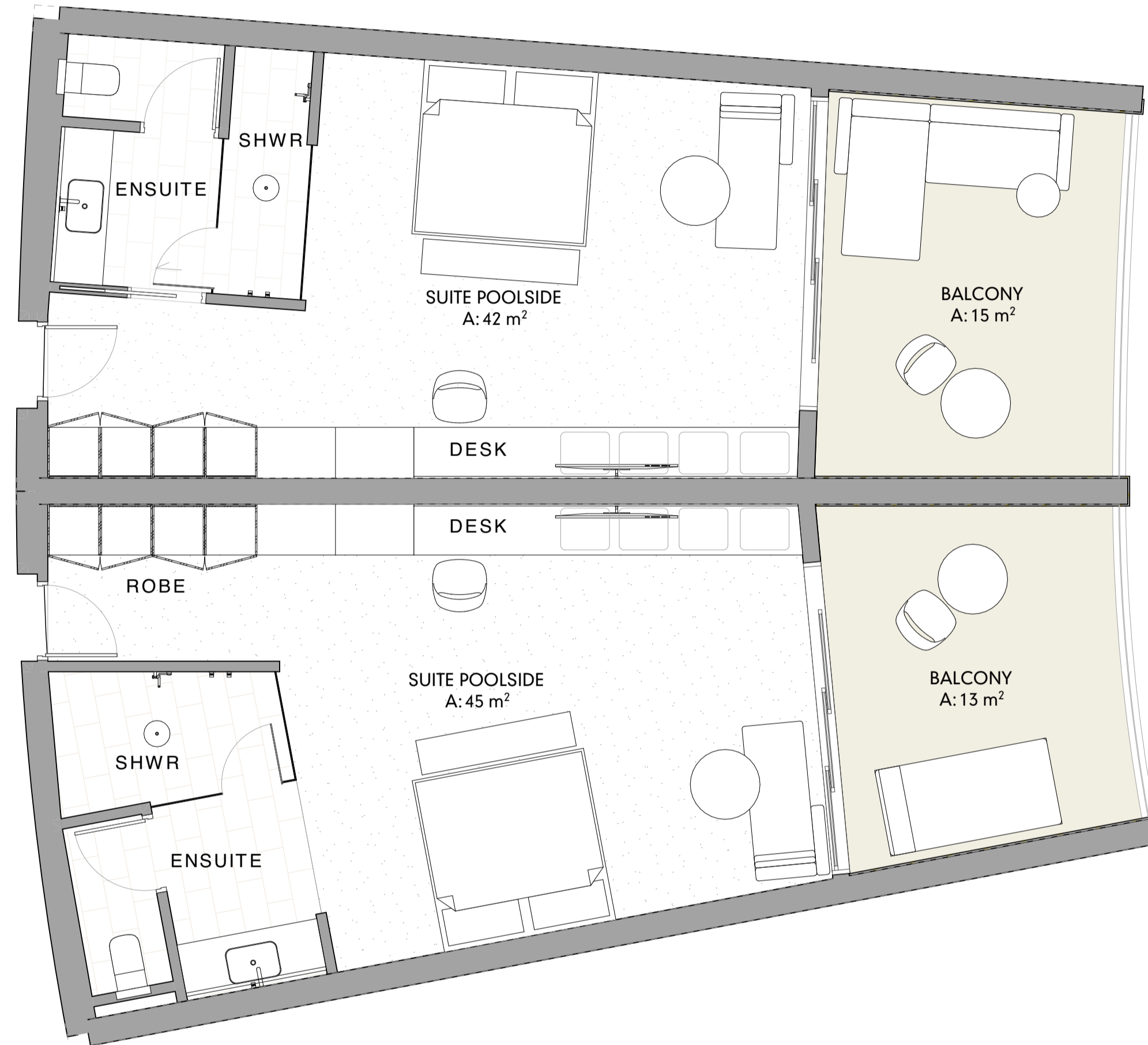
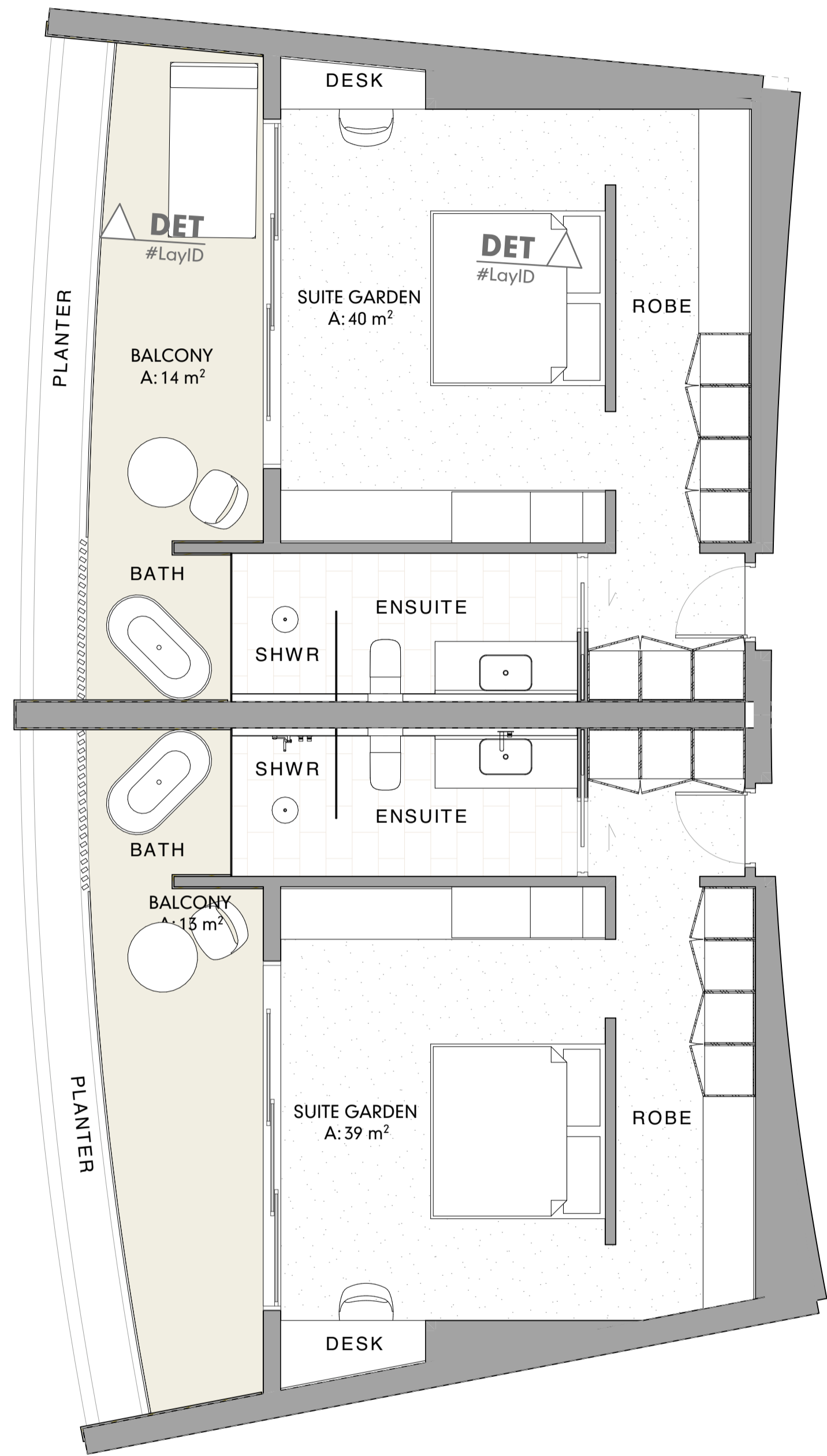
**HOTEL ROOMS - GROUND**  
SCALE1:50

-5.

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CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD		SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF		TITLE <b>PLANS - HOTEL ROOMS BASEMENT-GROUND</b>		
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	DRAWING NO. DA.3.10	STATUS DA	DATE 13/9/2023
				REVISION 01



**HOTEL ROOMS - LVL 01 / 02**  
SCALE:1:50

-4-

**ALTERNATE - NORTH SUITE**  
SCALE:1:50

2

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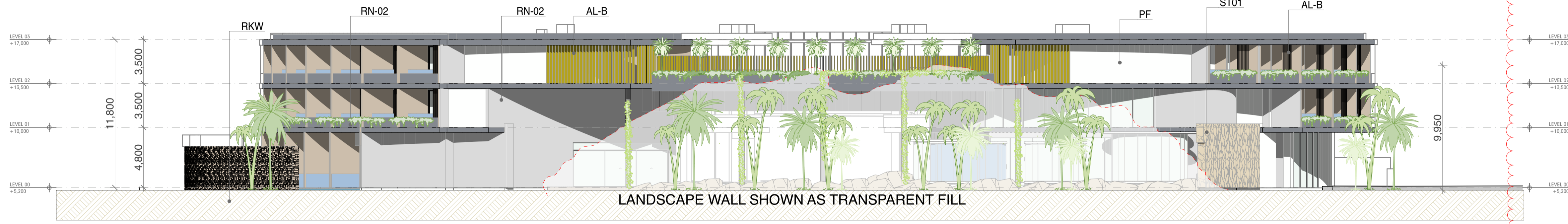
PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia		SCALE REFER DRAWING	DRAWN JR	CHECKED G.H.
CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD		SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF		TITLE <b>PLANS - HOTEL ROOMS LVL 01 / 02</b>		
PROJECT NUMBER <b>GU-PD2</b>	LEVEL / LOCATION <b>A</b>	DRAWING NO. <b>DA.3.11</b>	STATUS <b>DA</b>	DATE <b>13/9/2023</b>
			REVISION <b>01</b>	



**EAST ELEVATION**  
SCALE 1:200

**E**

DA-10



**WEST ELEVATION**  
SCALE 1:200

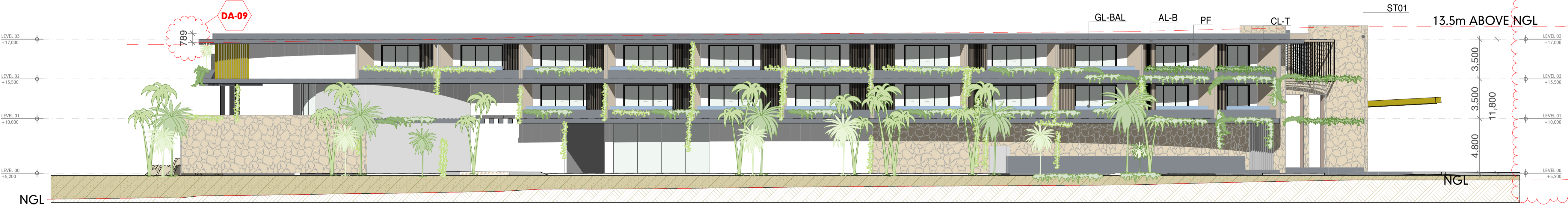
**W**



**NORTH ELEVATION**  
SCALE 1:200

**N**

DA-10



**SOUTH ELEVATION**  
SCALE 1:200

**S**

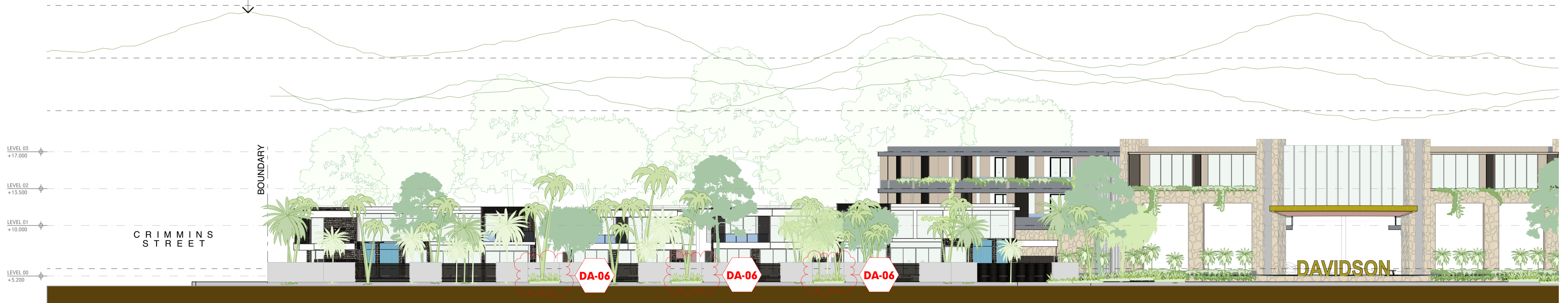
DA-09

RevID	CHD	CHANGE DESCRIPTION	DATE
01		15/9/2023	
02	DA-09, DA-10	DIMENSION ADDED OVER 13.5m NGL SITE / BUILDING LEVEL CHANGES	23/1/2024

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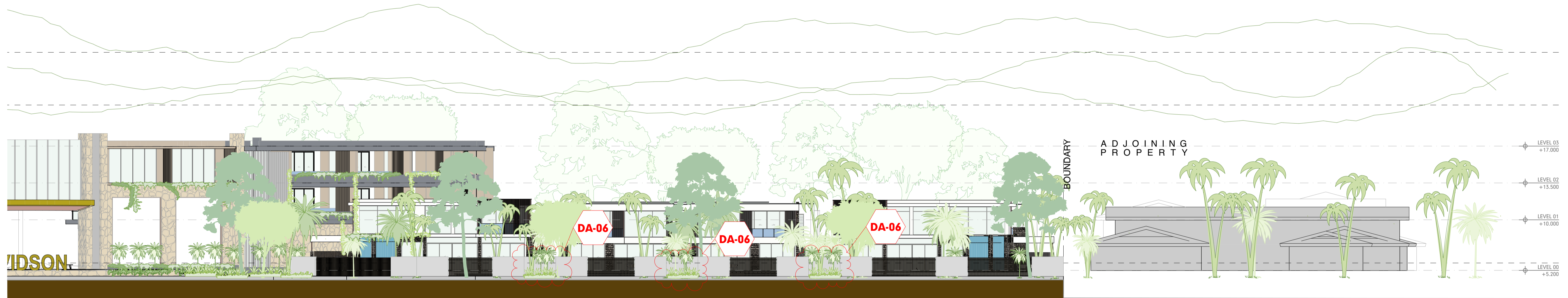
PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia		SCALE REFER DRAWING	DRAWN JR	CHECKED G.H.
CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD		SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF		TITLE <b>ELEVATIONS - ELEVATIONS</b>		
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	DRAWING NO. DA.4.1	STATUS DA	DATE 23/1/2024
			REVISION 02	

NOMINAL TREE LINE  
BEYOND - RANGIN FROM  
A 10-25M HIGH  
REFER TREE SURVEY AND  
SITE IMAGES



**STREETSCAPE ELEVATION (EAST)**  
SCALE 1:200

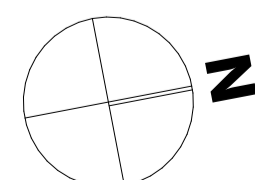
PART 1



**STREETSCAPE ELEVATION (EAST)**  
SCALE 1:200

PART 2

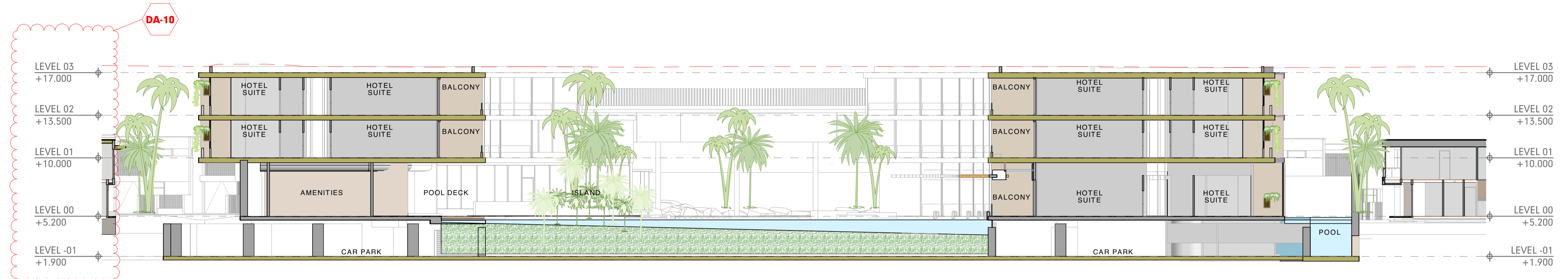
RevID	CHD	CHANGE DESCRIPTION	DATE
01			15/9/2023
02	DA.06	FENCE RECESSES	23/1/2024



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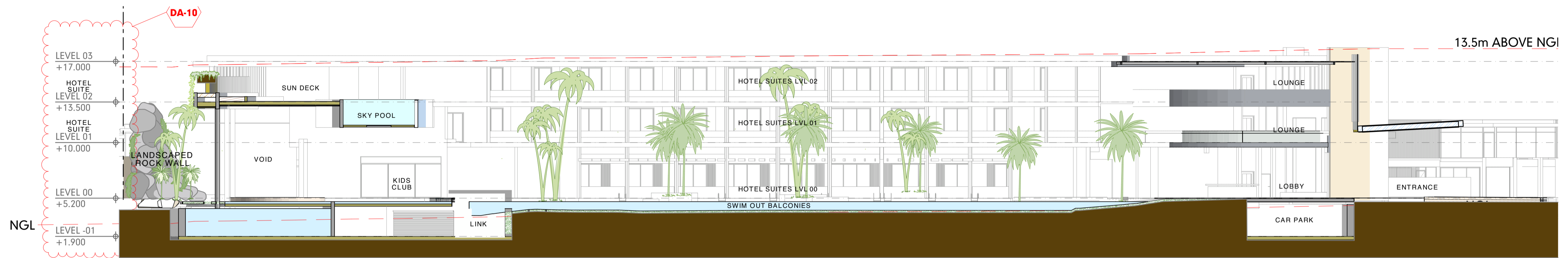
PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia		SCALE REFER DRAWING	DRAWN JR	CHECKED G.H.
CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD		SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF		SIGNATURE	DATE	
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	ROLE	DRAWING NO. DA.4.2	STATUS DA
			DATE 23/1/2024	REVISION 02

TITLE  
**ELEVATIONS -  
STREETSCAPE ELEVATION**



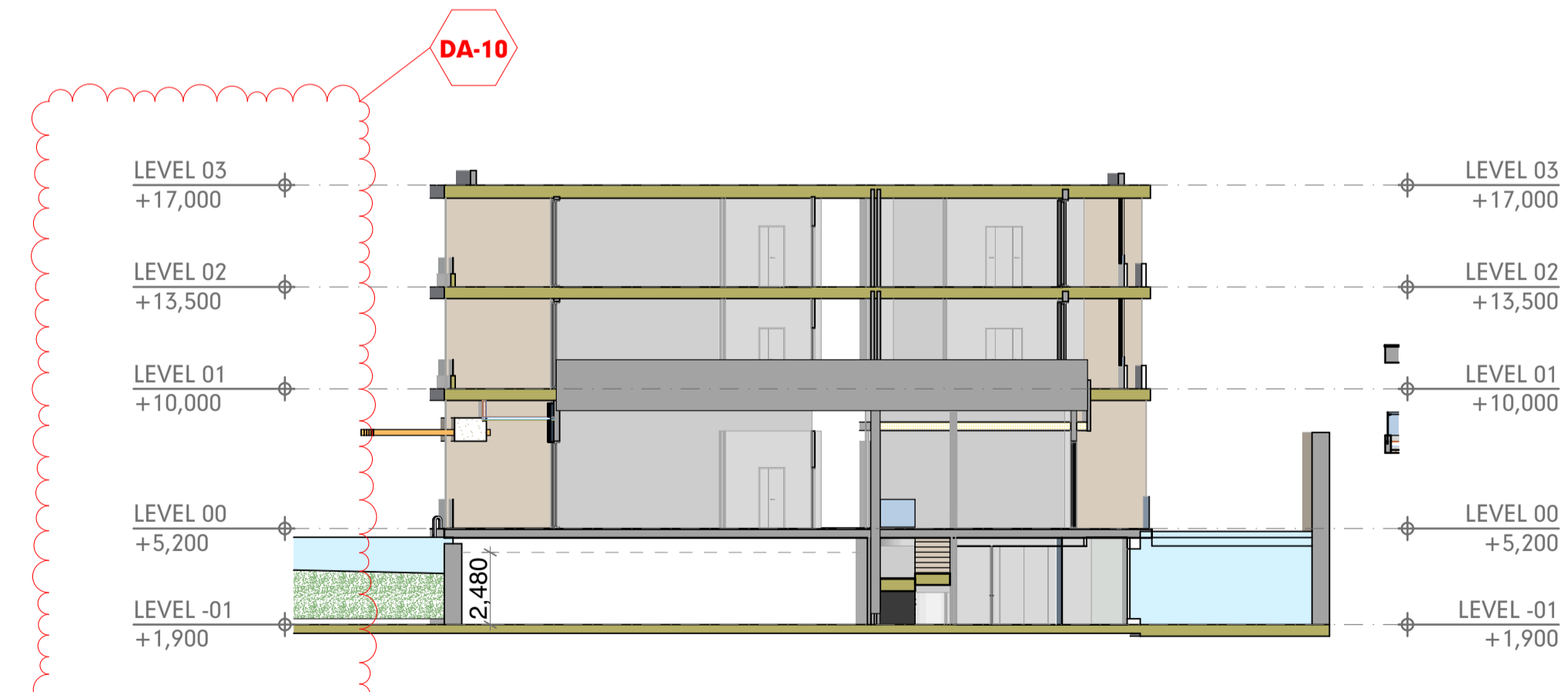
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SCALE:1:200

**AA**



**SECTION BB**  
SCALE:1:200

**BB**



**SECTION CC**  
SCALE:1:200

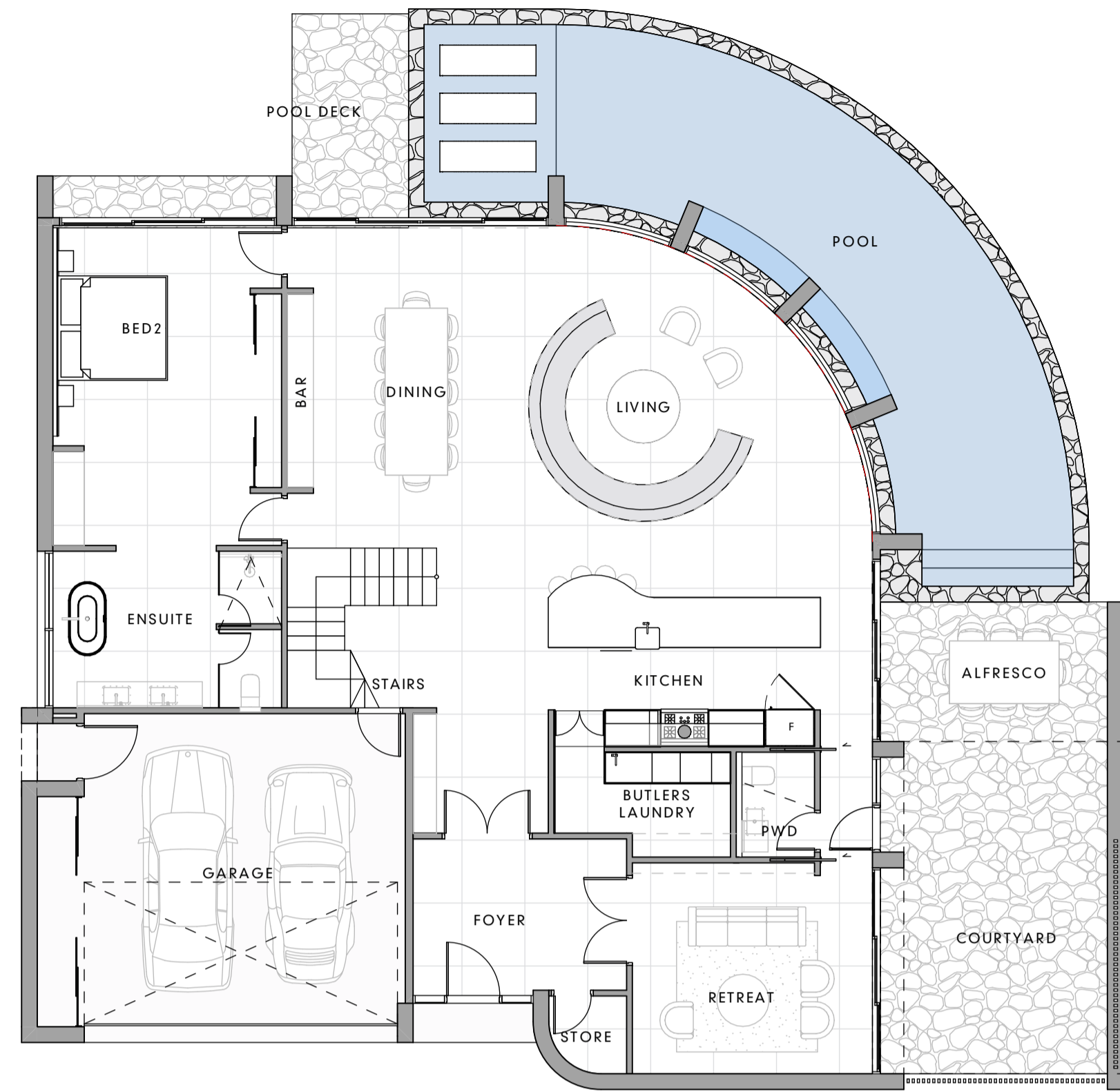
**CC**

RevID	CHD	CHANGE DESCRIPTION	DATE
01			15/9/2023
02	DA-10	SITE / BUILDING LEVEL CHANGES	23/1/2024

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CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD		SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF		TITLE SITE SECTIONS - SECTION		
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	ROLE A	DRAWING NO. DA.5.1	STATUS DA
			DATE 23/1/2024	REVISION 02

3 BED ROOM  
 LEVEL 01 SITING  
 3.5 BATH  
 LEVEL 00  
 INTERNAL : 195 M<sup>2</sup>  
 LEVEL 01  
 INTERNAL 161 M<sup>2</sup>



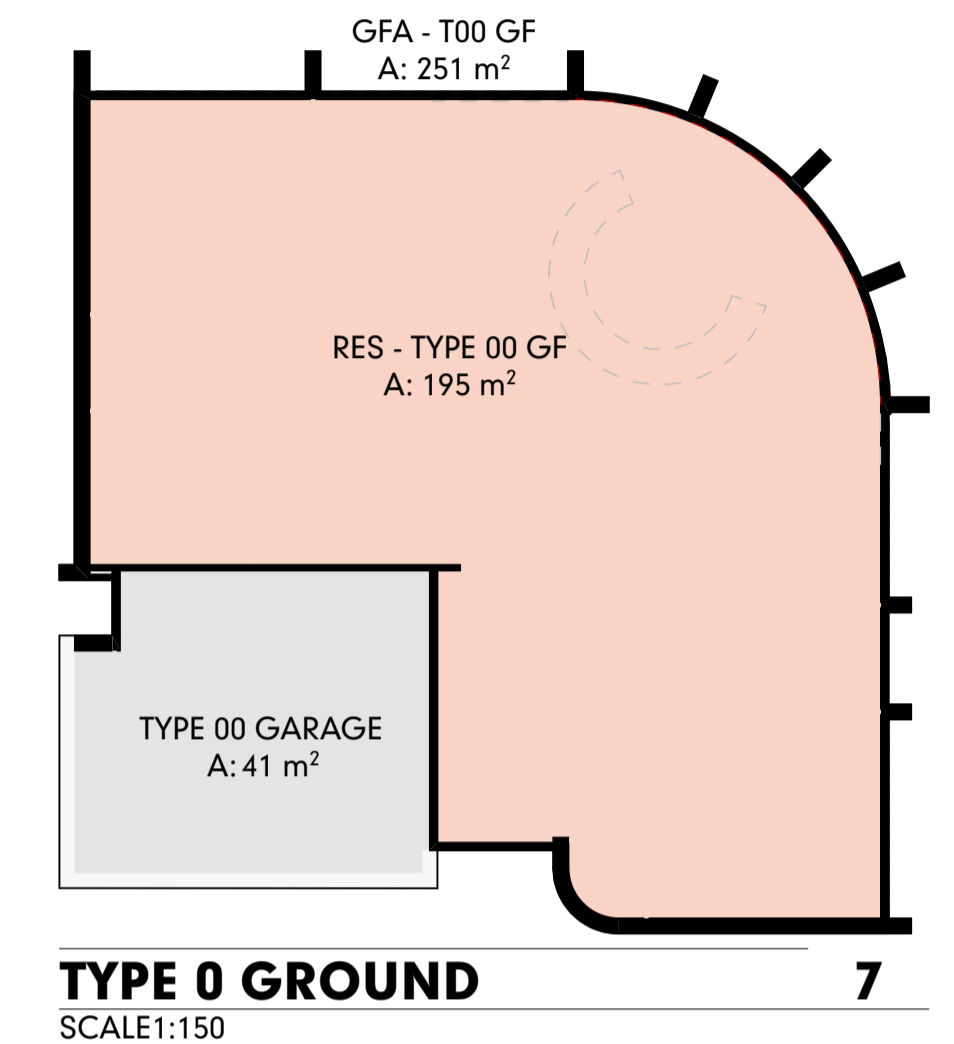
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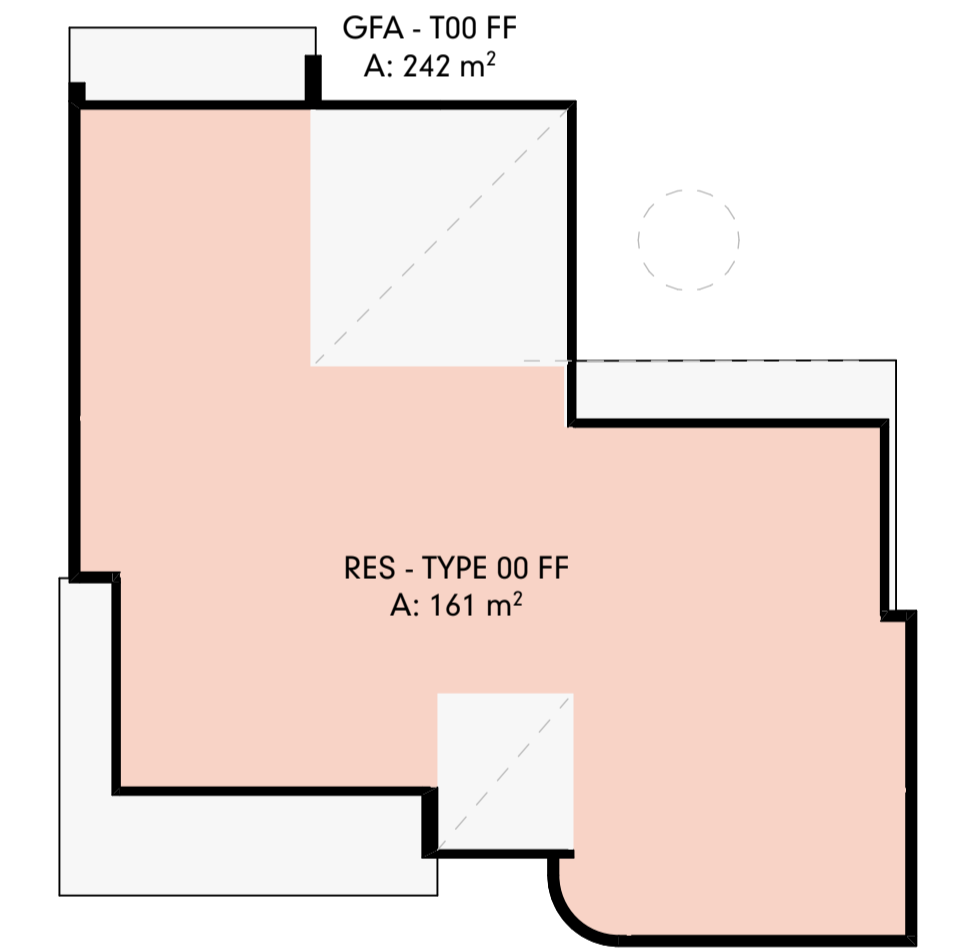
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 SCALE:1:100

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**TYPE 0 GROUND**  
 SCALE:1:150

7



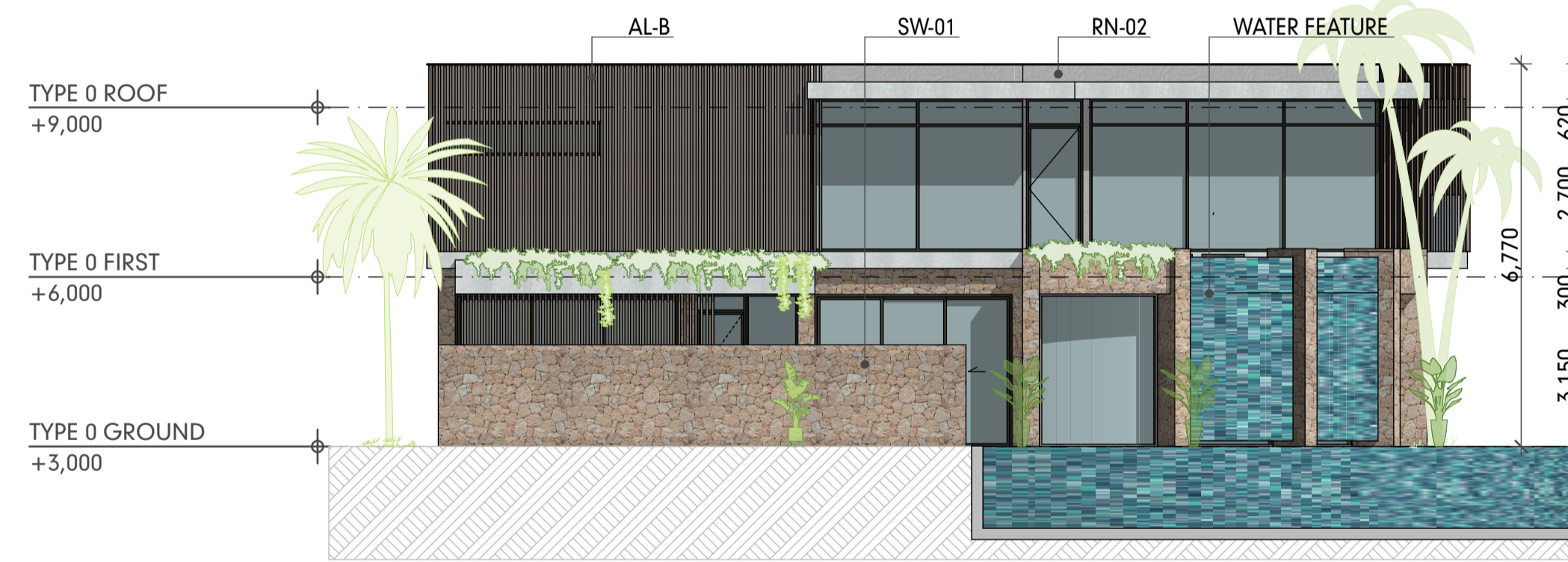
**TYPE 0 FIRST**  
 SCALE:1:150

8



**ELEVATION A**  
 SCALE:1:100

3



**ELEVATION B**  
 SCALE:1:100

4



**ELEVATION C**  
 SCALE:1:100

5



**ELEVATION D**  
 SCALE:1:100

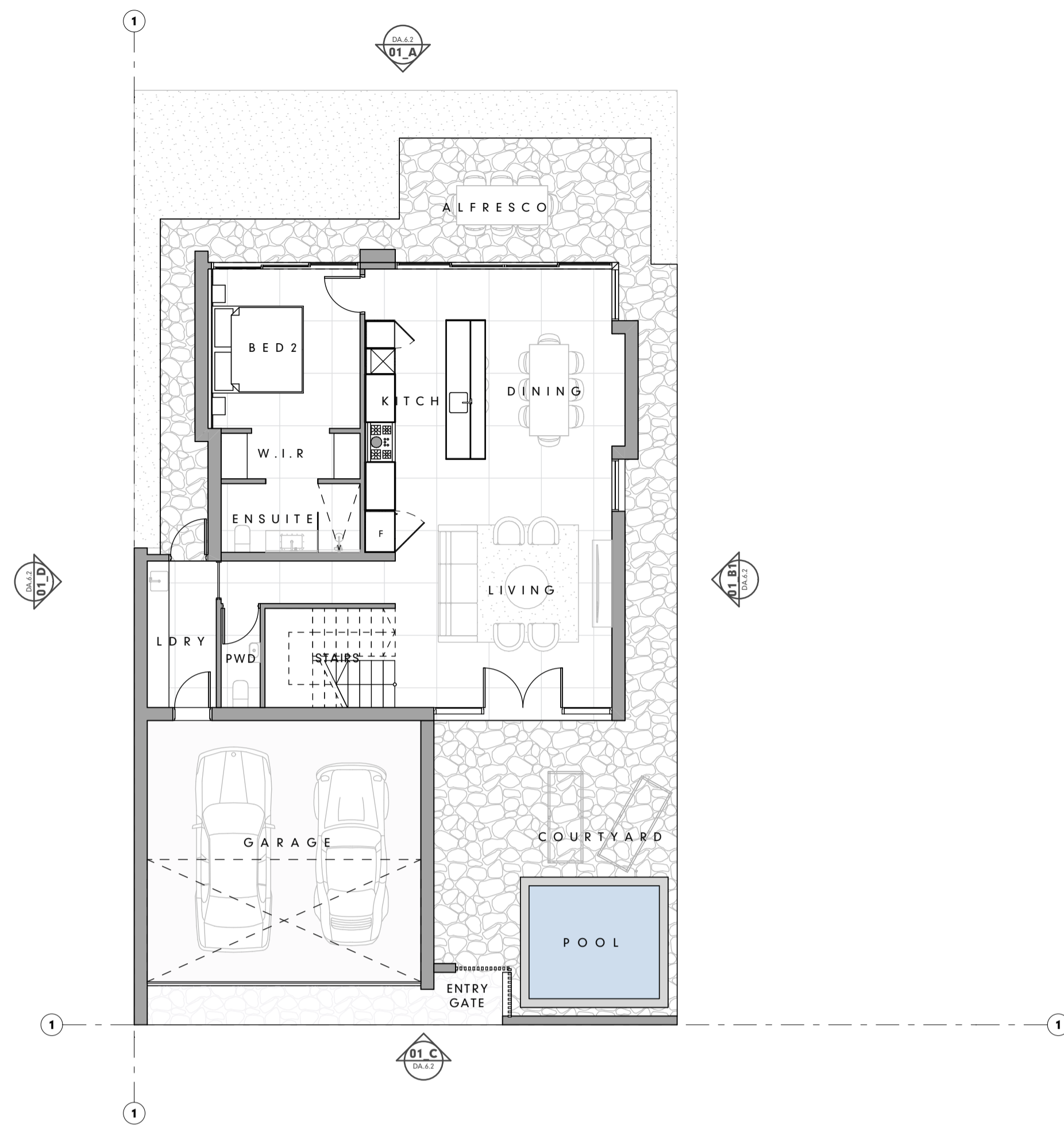
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CLIENT SIGN OFF	SIGNATURE	DATE	REVISION
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	DRAWING NO. DA.6.1	STATUS DA
		DATE 13/9/2023	REVISION 01

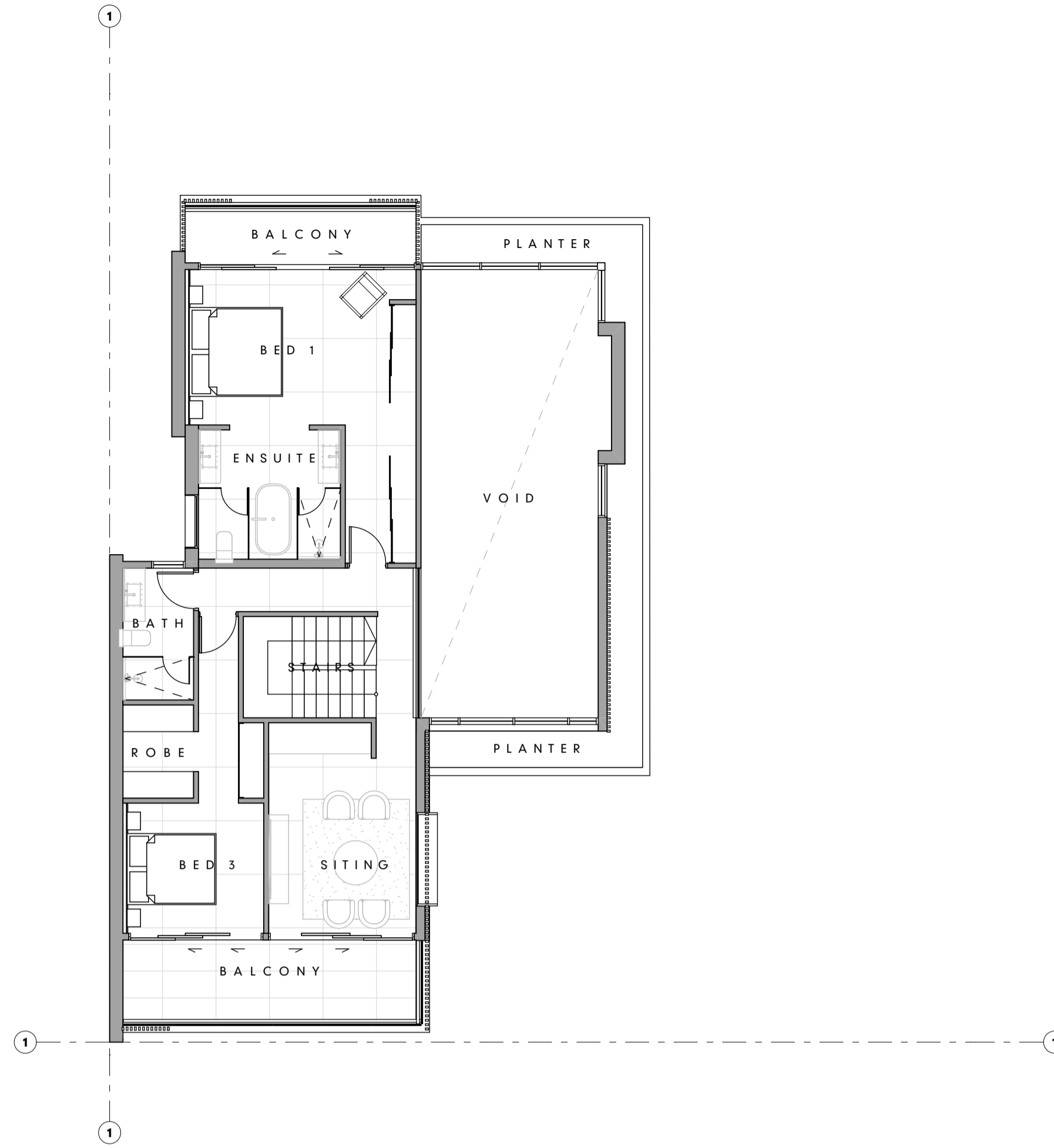




**TYPE 1 GROUND**

SCALE:1:100

**1**

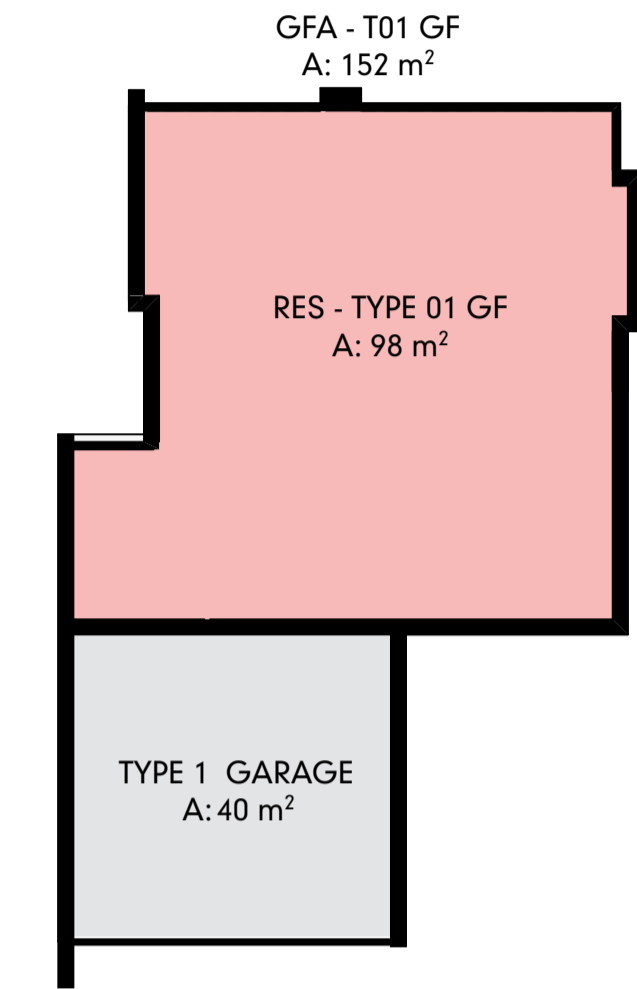


**TYPE 1 FIRST**

SCALE:1:100

**2**

3 BED ROOM  
LEVEL 01 SITING  
3.5 BATH  
LEVEL 00  
INTERNAL : 98 M<sup>2</sup>  
LEVEL 01  
INTERNAL 88 M<sup>2</sup>



**TYPE 1 GROUND 7**

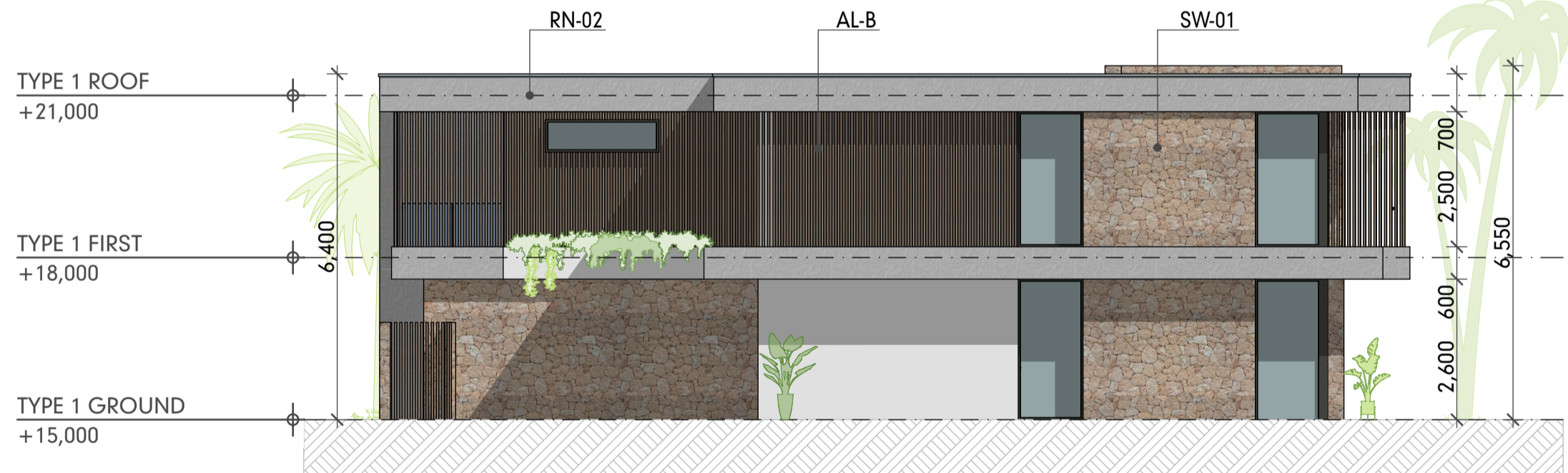
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**ELEVATION A**

SCALE:1:100

**3**



**ELEVATION B**

SCALE:1:100

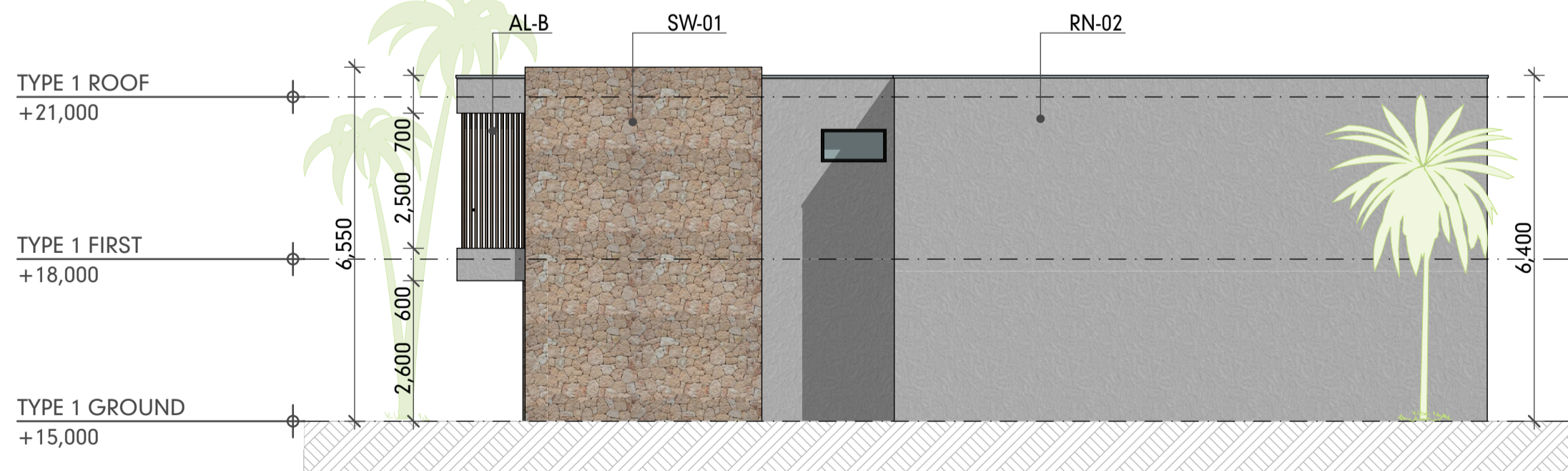
**5**



**ELEVATION C**

SCALE:1:100

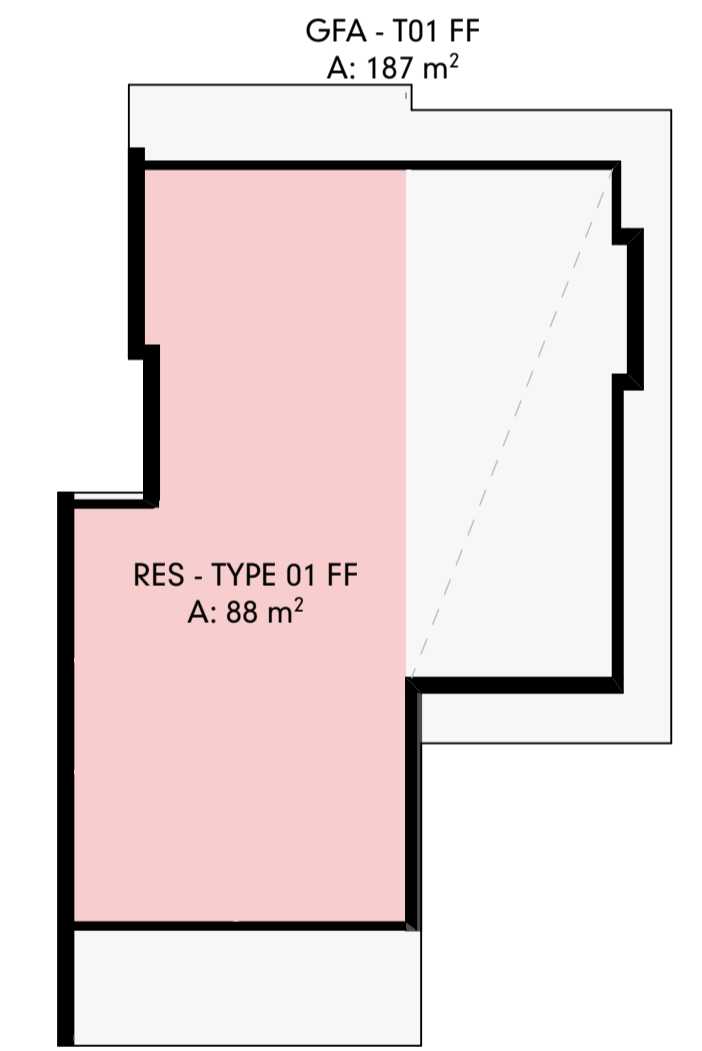
**4**



**ELEVATION D**

SCALE:1:100

**6**



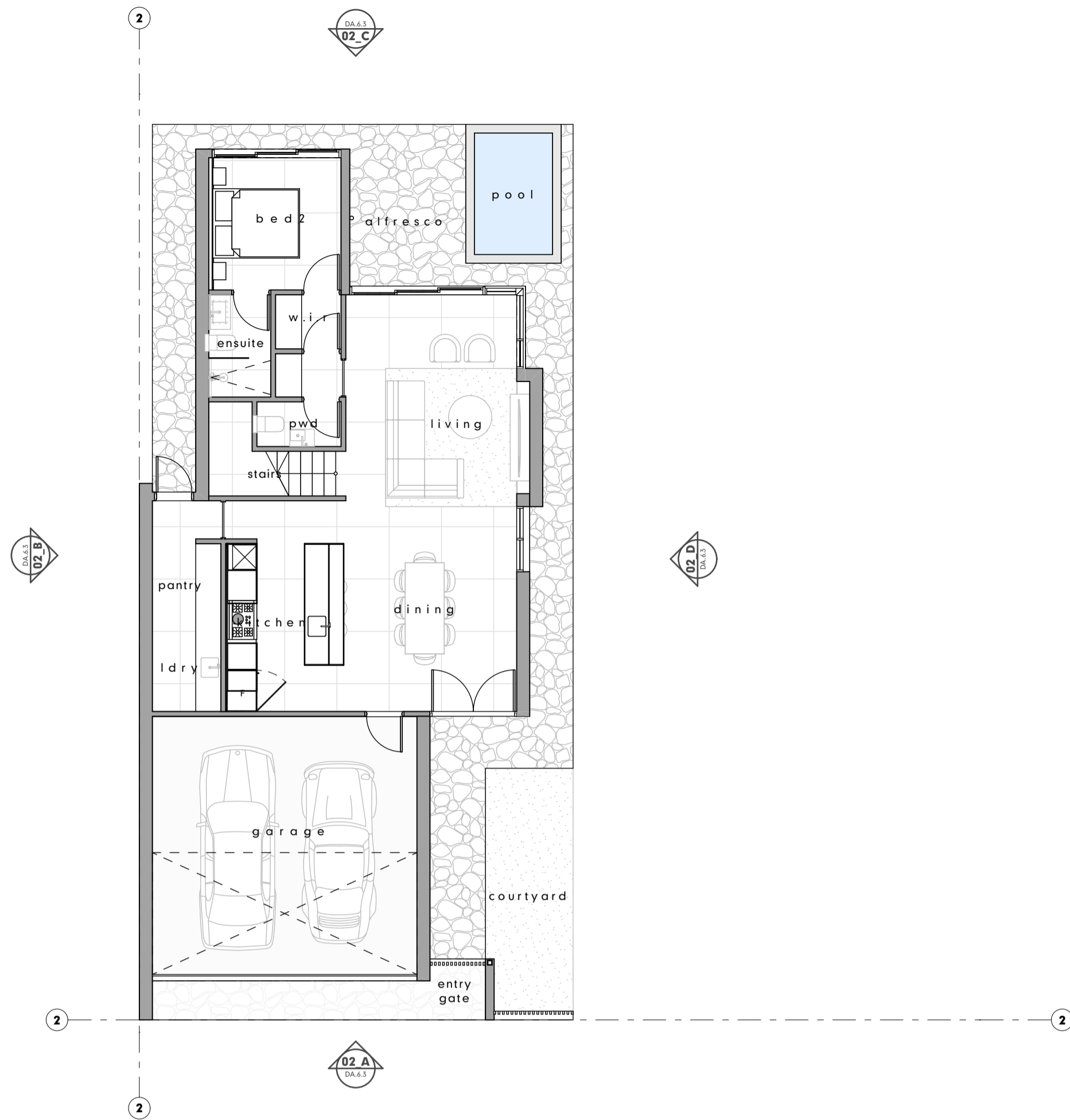
**TYPE 1 FIRST 8**

SCALE:1:150

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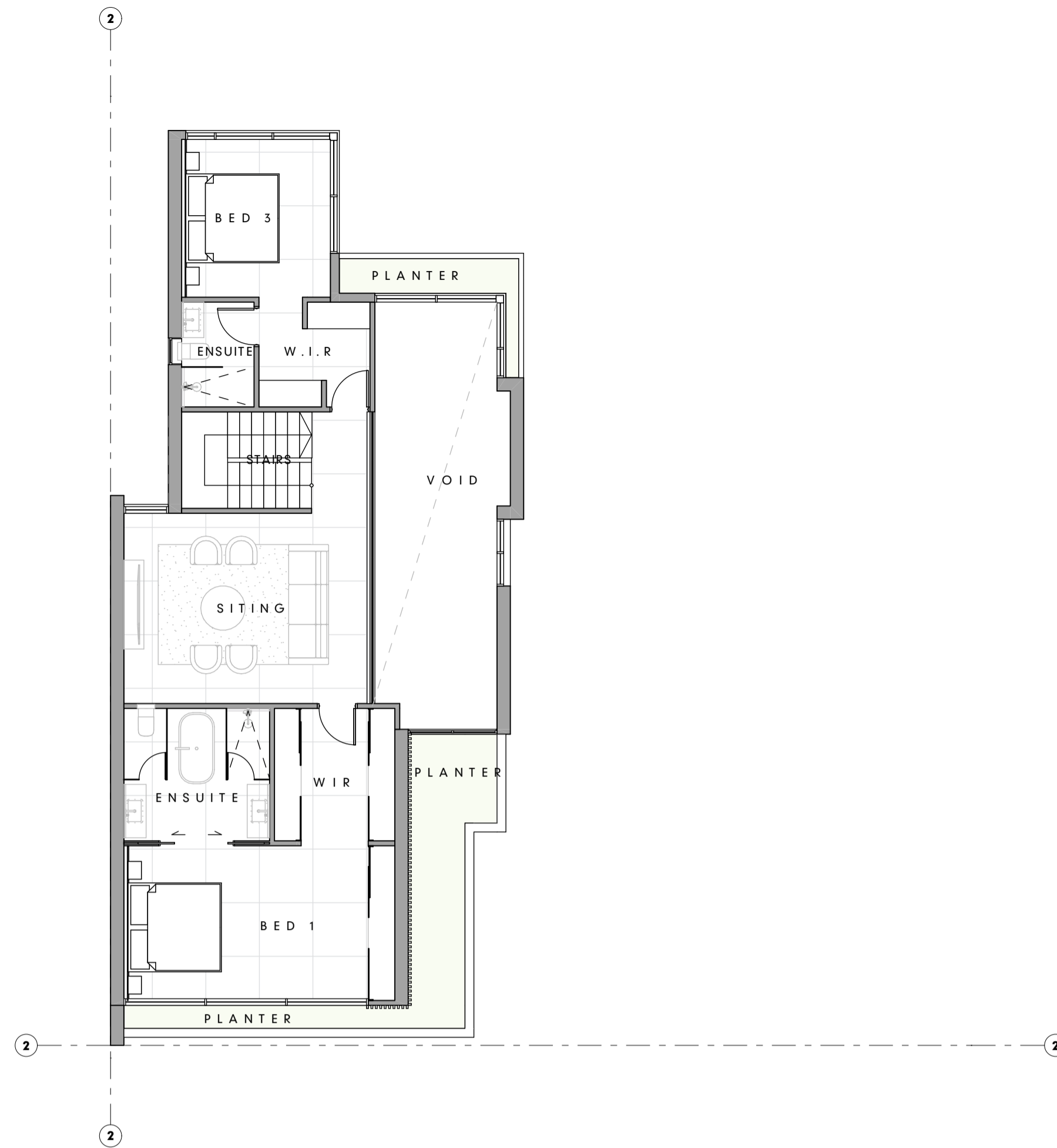
PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia	SCALE REFER DRAWING A1	DRAWN JR	CHECKED G.H.
CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	TITLE RESIDENCES - RESIDENCE TYPE 01
CLIENT SIGN OFF	SIGNATURE	DATE	
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	DRAWING NO. DA.6.2	STATUS DA
		DATE 13/9/2023	REVISION 01



**TYPE 2 GROUND**

SCALE:1:100

**1**

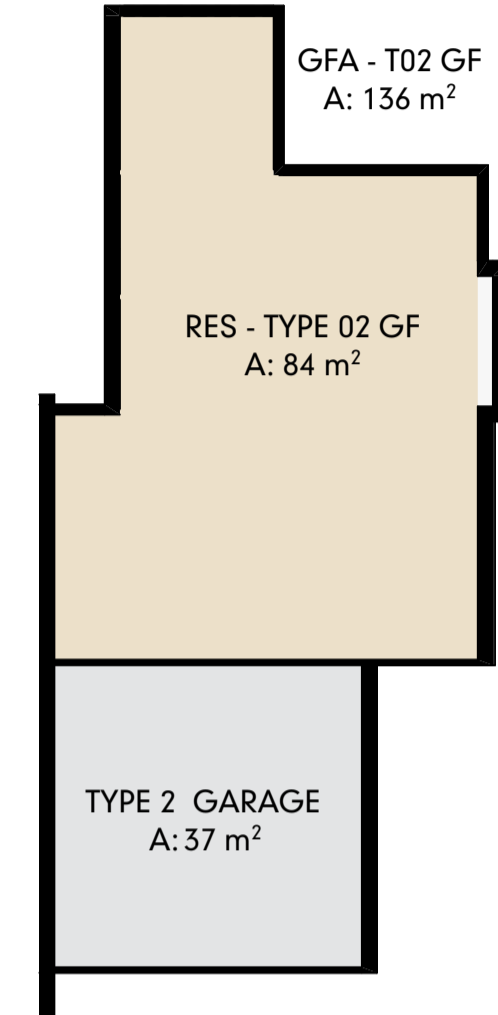


**TYPE 2 FIRST**

SCALE:1:100

**2**

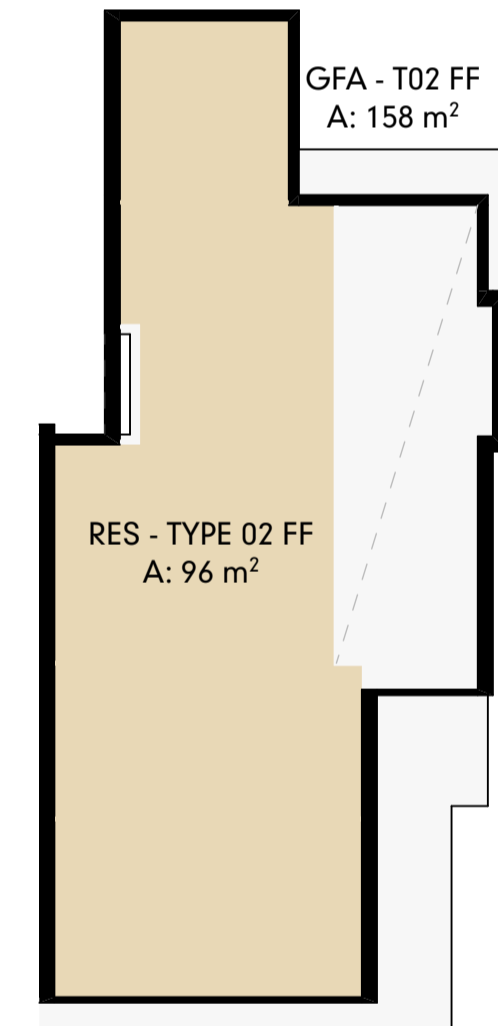
3 BED ROOM  
LEVEL 01 SITING  
3.5 BATH  
LEVEL 00  
INTERNAL : 84 M<sup>2</sup>  
LEVEL 01  
INTERNAL 96 M<sup>2</sup>



**TYPE 2 GROUND**

SCALE:1:150

**7**



**TYPE 2 FIRST**

SCALE:1:150

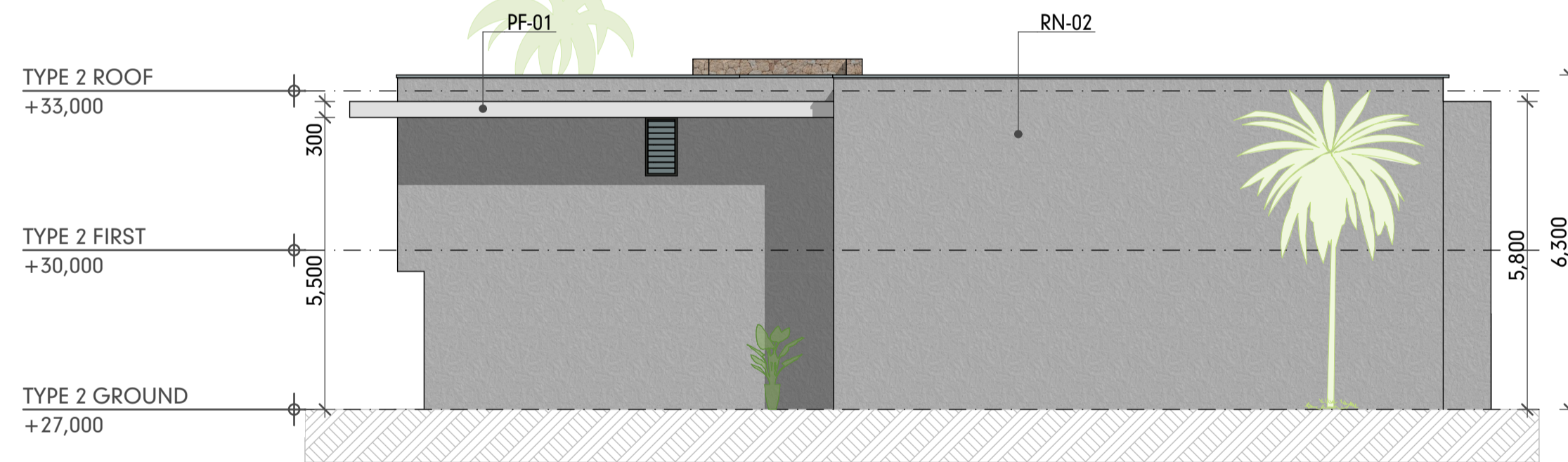
**8**



**ELEVATION A**

SCALE:1:100

**3**



**ELEVATION B**

SCALE:1:100

**5**



**ELEVATION C**

SCALE:1:100

**4**



**ELEVATION D**

SCALE:1:100

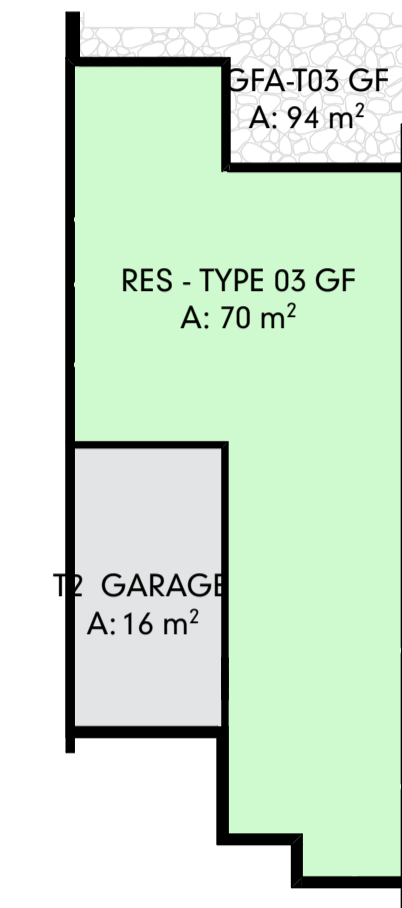
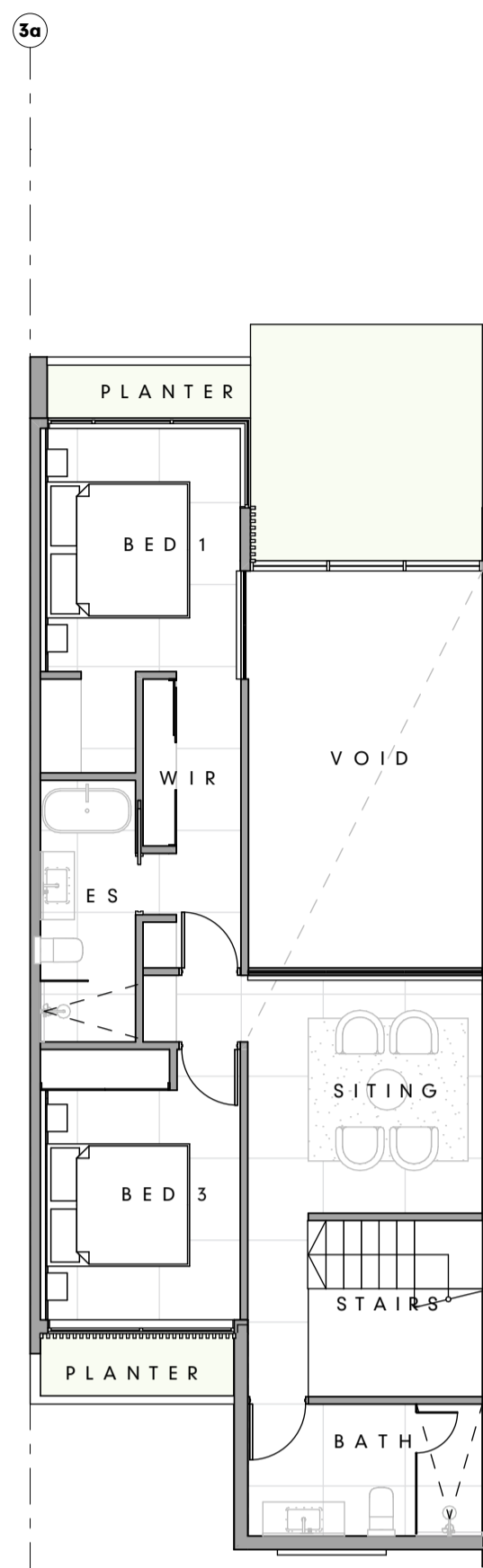
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01			13/9/2023

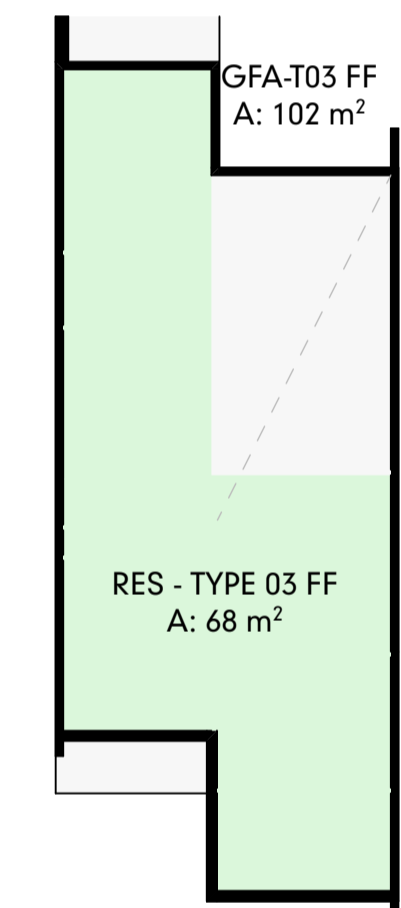
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W www.huntdesign.com.au  
ABN: 90514257527

PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia	SCALE REFER DRAWING A1	DRAWN JR	CHECKED G.H.
CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	TITLE RESIDENCES - RESIDENCE TYPE 02	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF	SIGNATURE	DATE	
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	DRAWING NO. DA.6.3	STATUS DA
		DATE 13/9/2023	REVISION 01

3 BEDROOM  
 LEVEL 01 SITING  
 3.5 BATH  
 LEVEL 00  
 INTERNAL: 70 M<sup>2</sup>  
 LEVEL 01  
 INTERNAL 68 M<sup>2</sup>



**TYPE 3 GROUND 7**  
 SCALE:1:150

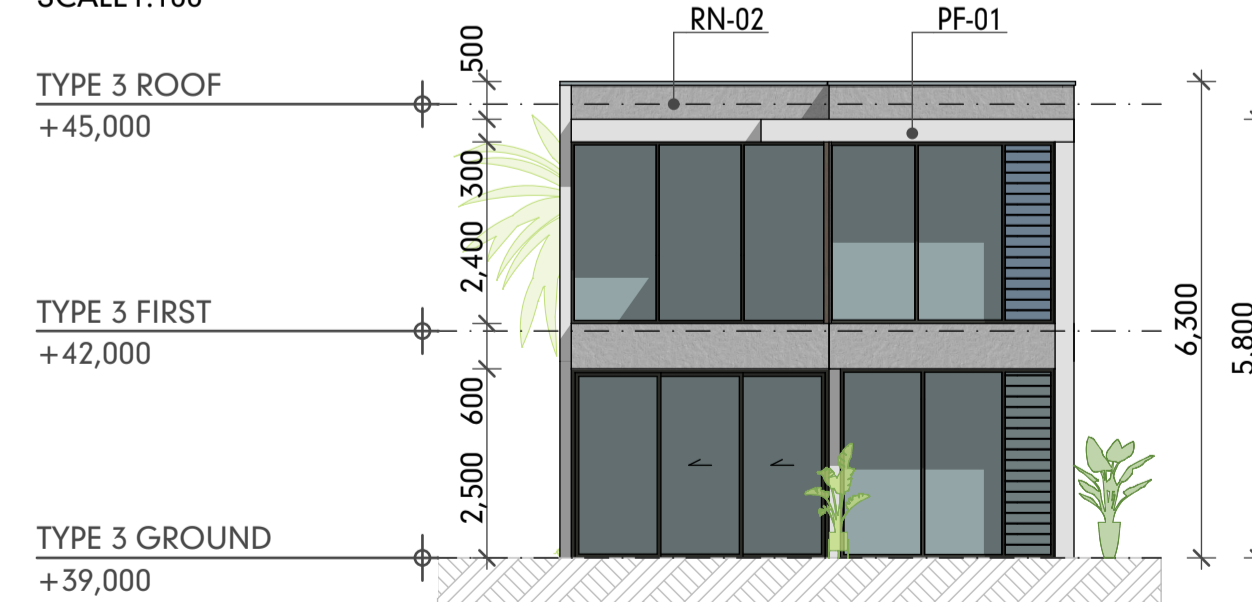


**TYPE 3 FIRST 8**  
 SCALE:1:150

**TYPE 3 GROUND 1**  
 SCALE:1:100

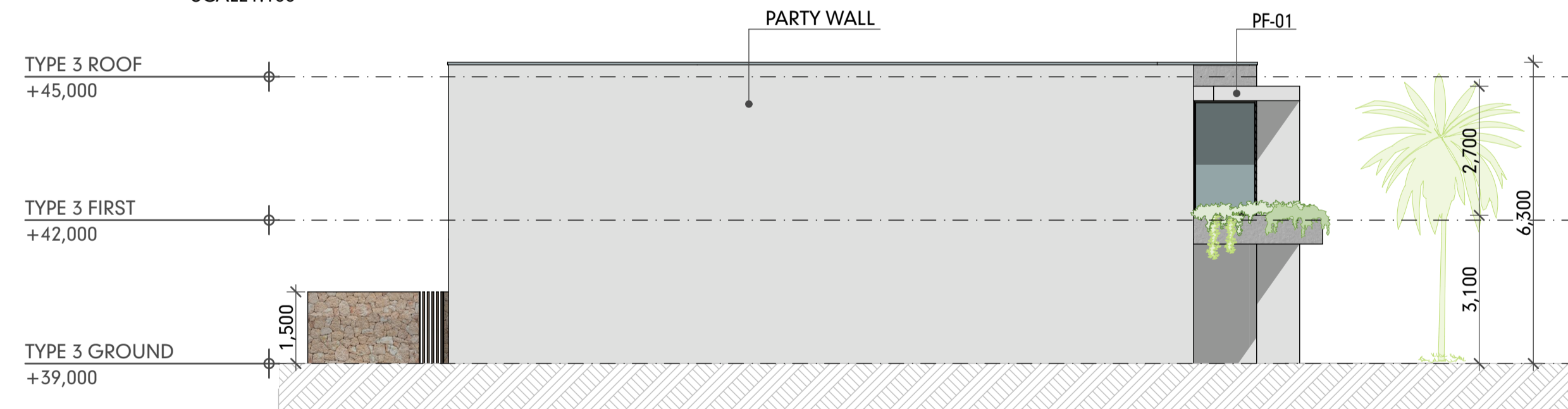


**ELEVATION A 3**  
 SCALE:1:100

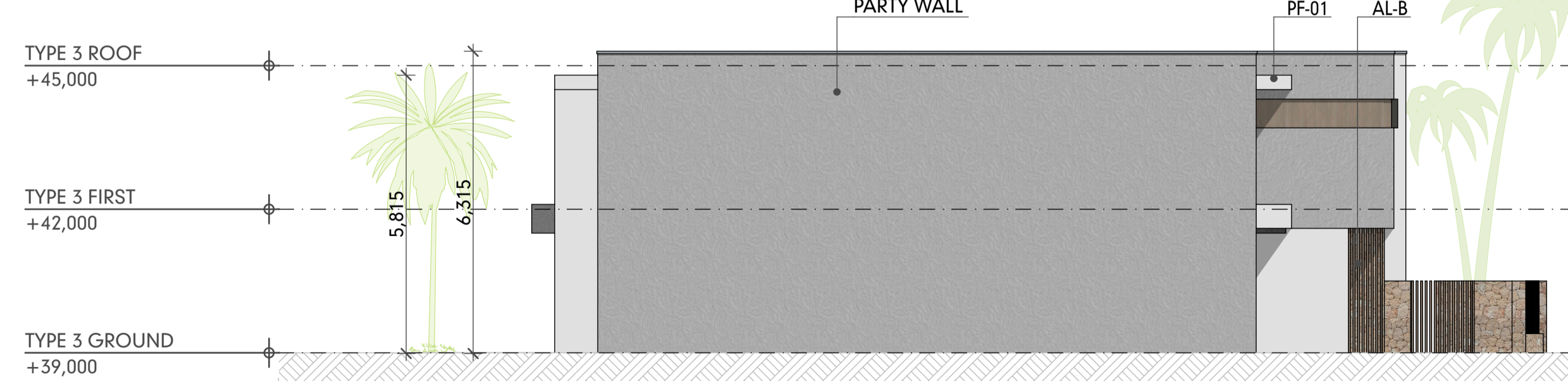


**ELEVATION C 4**  
 SCALE:1:100

**TYPE 3 FIRST 2**  
 SCALE:1:100



**ELEVATION B 5**  
 SCALE:1:100



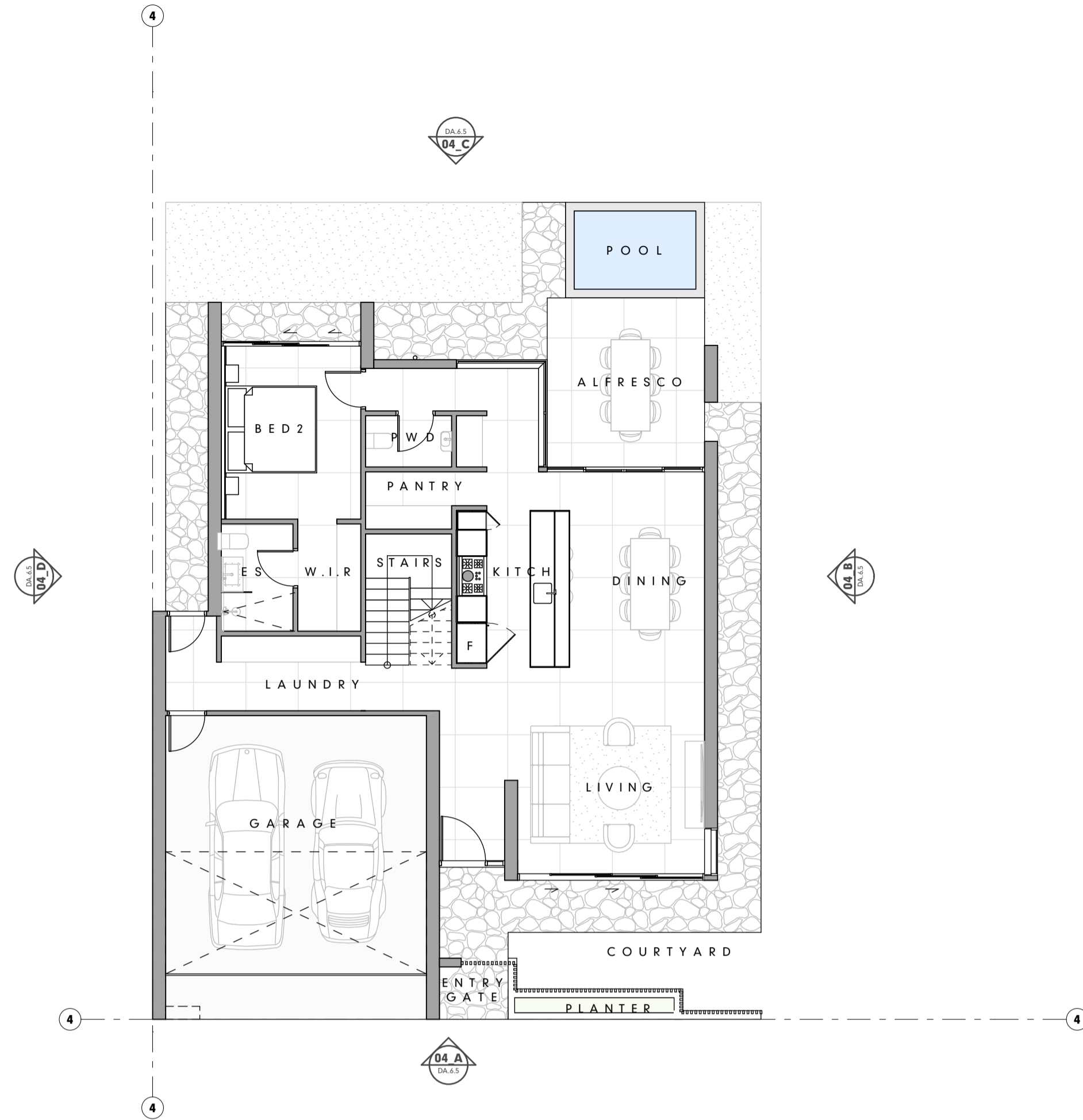
**ELEVATION D 6**  
 SCALE:1:100

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CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF	SIGNATURE	DATE	TITLE RESIDENCES - RESIDENCE TYPE 03
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	DRAWING NO. DA.6.4	STATUS DA
		DATE 13/9/2023	REVISION 01

3 BED ROOM  
 LEVEL 01 SITING  
 3.5 BATH  
 LEVEL 00  
 INTERNAL : 106 M<sup>2</sup>  
 LEVEL 01  
 INTERNAL 96 M<sup>2</sup>



**TYPE 4 GROUND** 1  
 SCALE:1:100



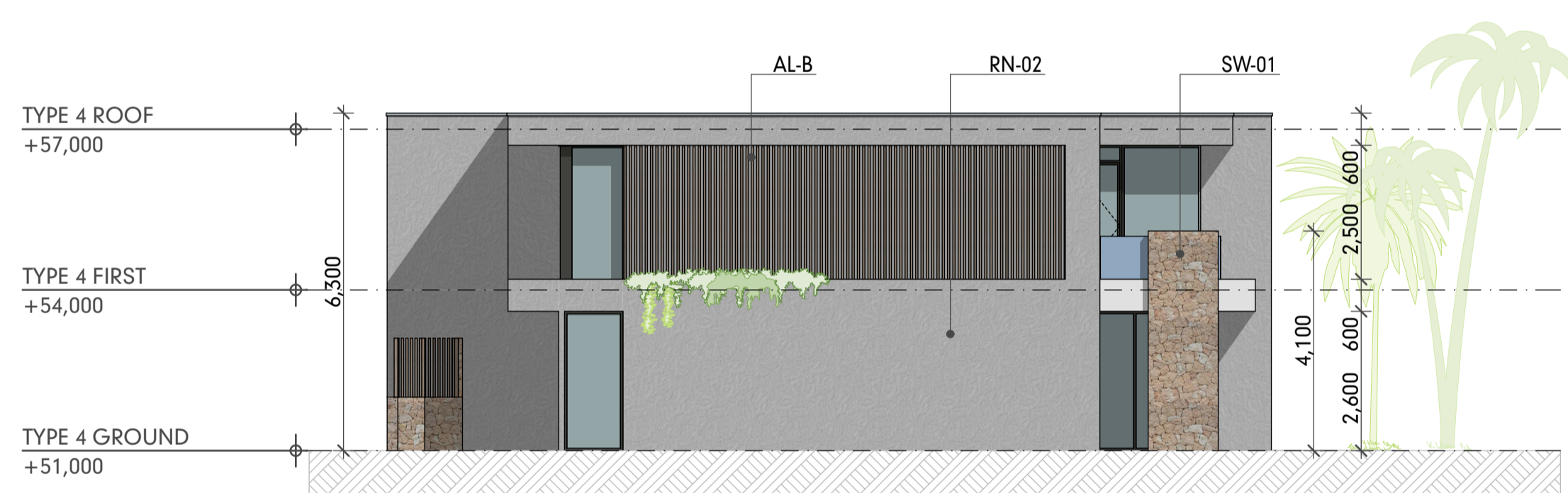
**ELEVATION A** 3  
 SCALE:1:100



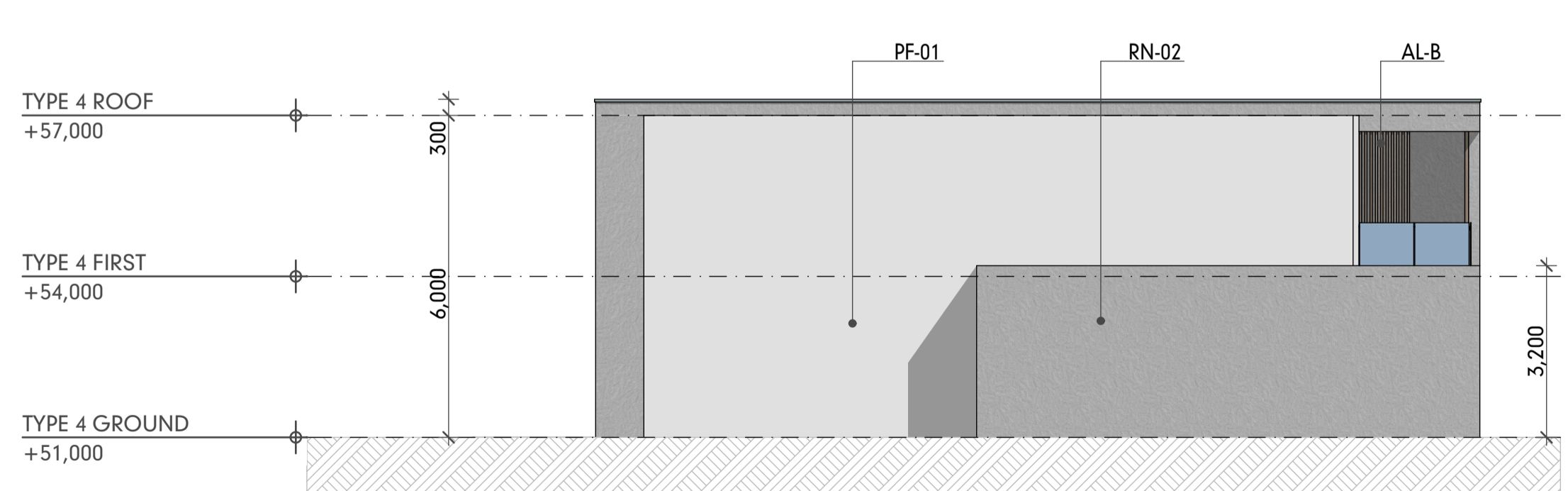
**ELEVATION C** 4  
 SCALE:1:100



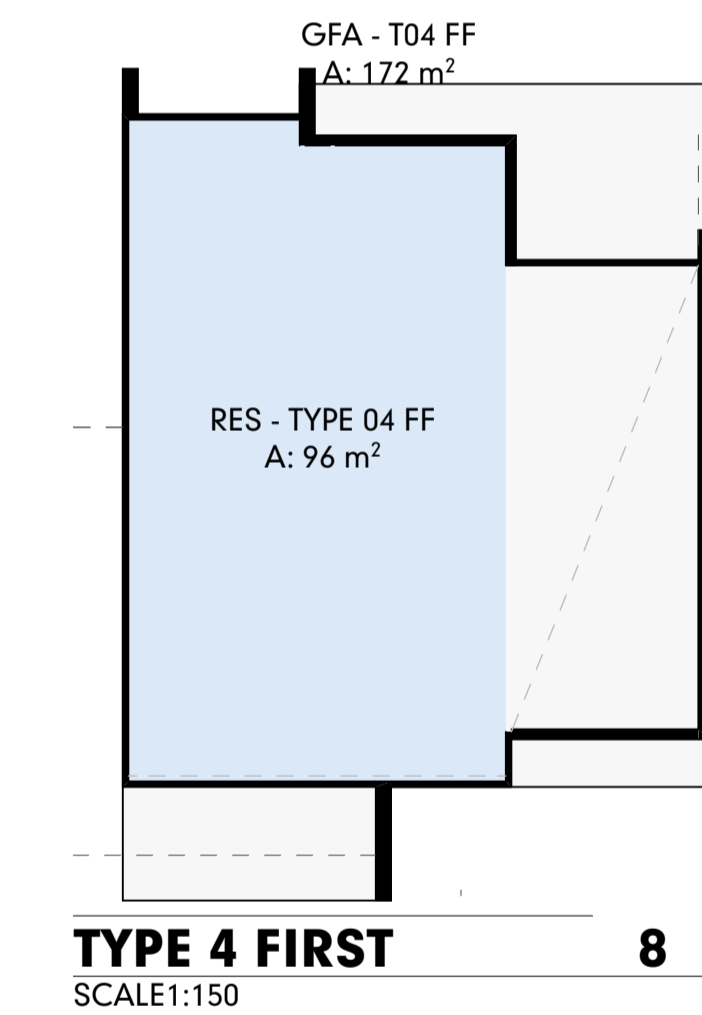
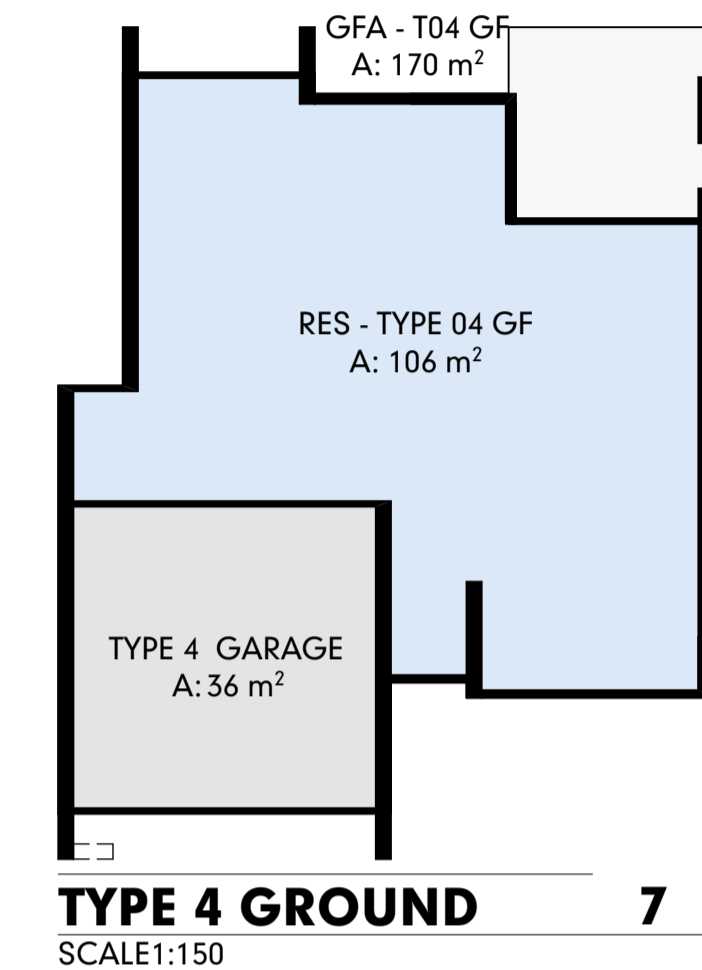
**TYPE 4 FIRST** 2  
 SCALE:1:100



**ELEVATION B** 5  
 SCALE:1:100



**ELEVATION D** 6  
 SCALE:1:100



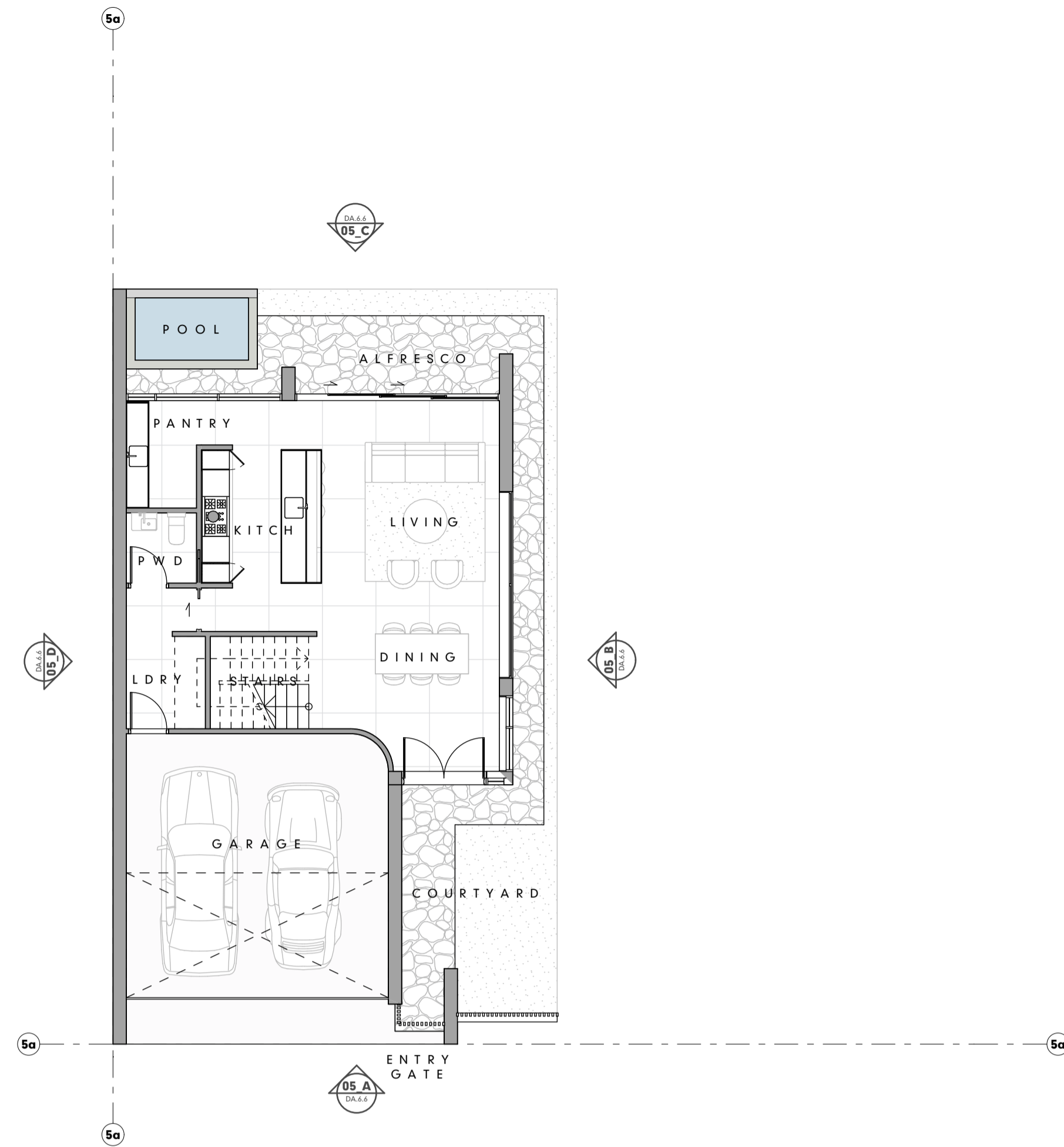
**TYPE 4 GROUND** 7  
 SCALE:1:150

**TYPE 4 FIRST** 8  
 SCALE:1:150

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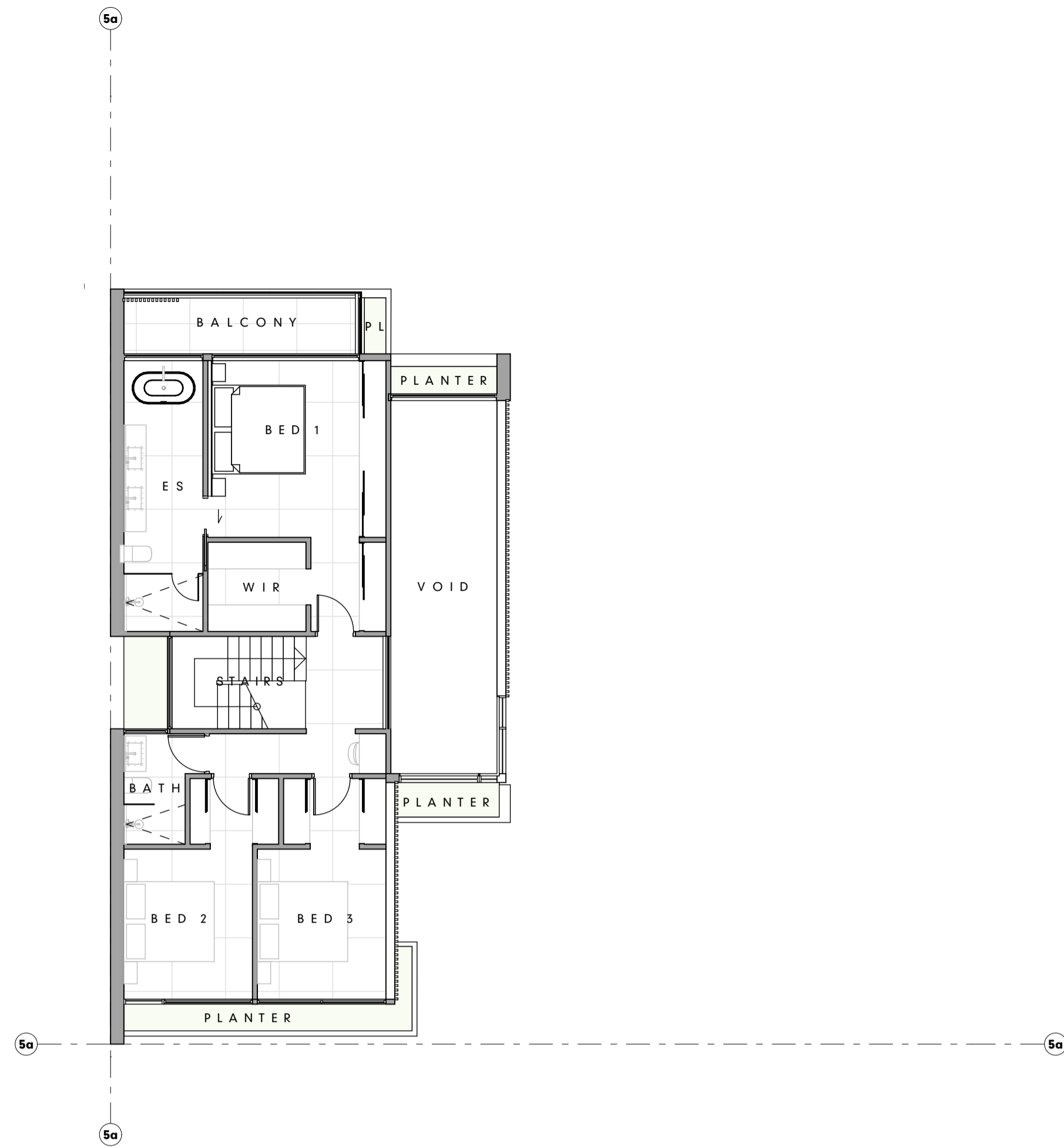
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CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	TITLE RESIDENCES - RESIDENCE TYPE 04	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF	SIGNATURE	DATE	
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	DRAWING NO. DA.6.5	STATUS DA
		DATE 13/9/2023	REVISION 01



**TYPE 5 GROUND - RP**  
SCALE:1:100

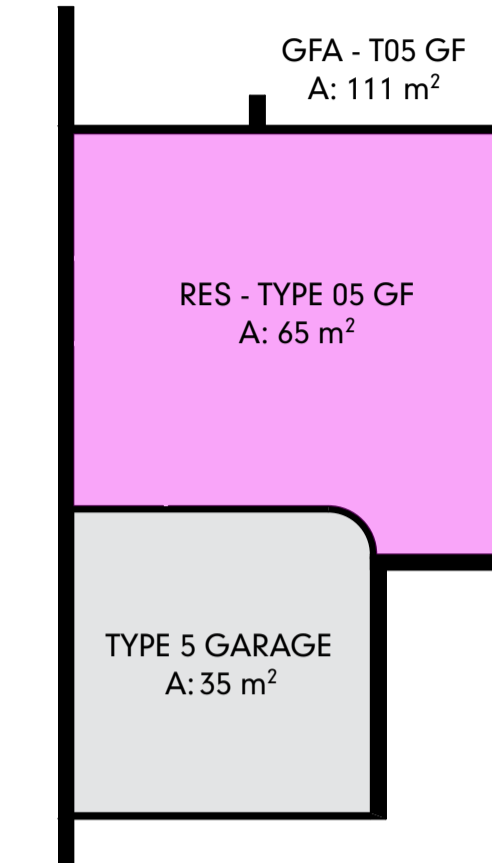
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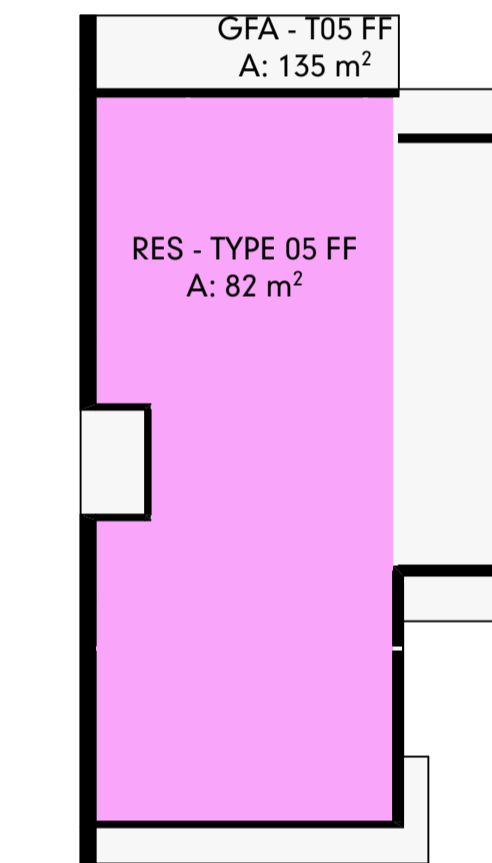
**TYPE 5 FIRST - RP**  
SCALE:1:100

2

3 BED ROOM  
LEVEL 01 SITING  
3.5 BATH  
LEVEL 00  
INTERNAL : 65 M<sup>2</sup>  
LEVEL 01  
INTERNAL 82 M<sup>2</sup>



**TYPE 5 GROUND - RP** 7  
SCALE:1:150



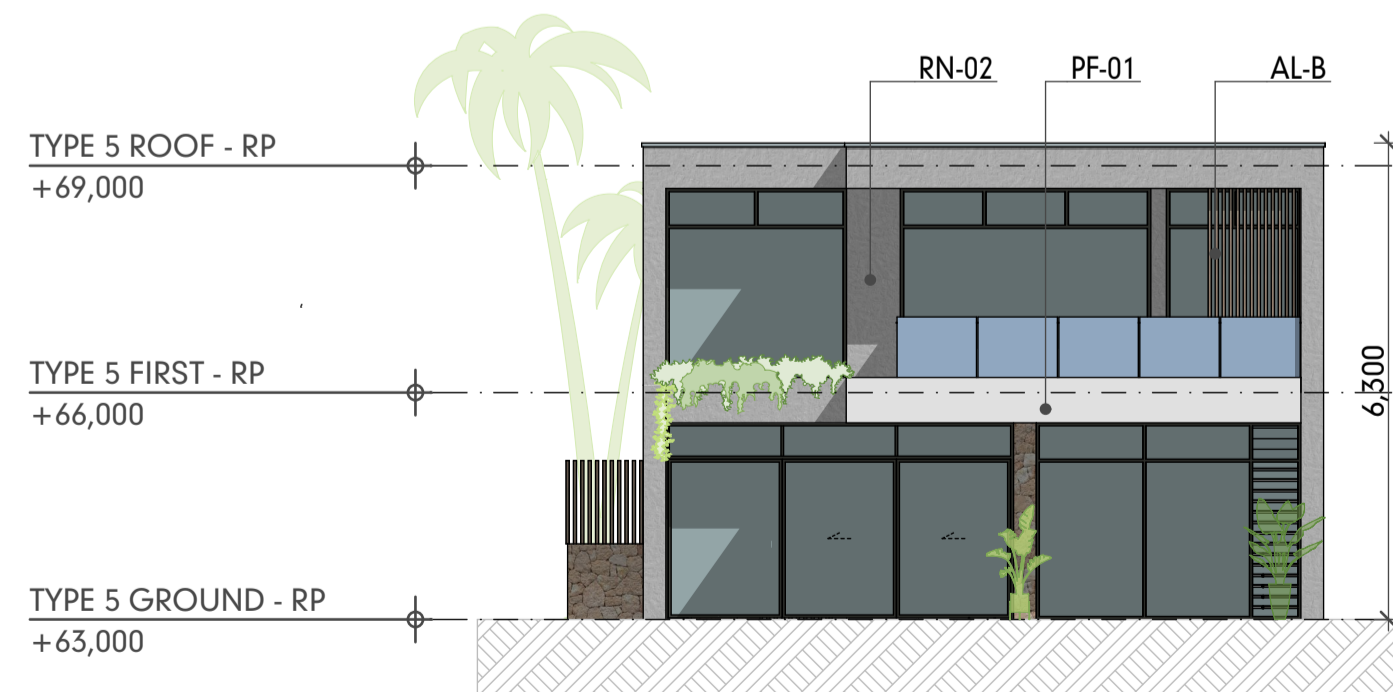
**TYPE 5 FIRST - RP** 8  
SCALE:1:150



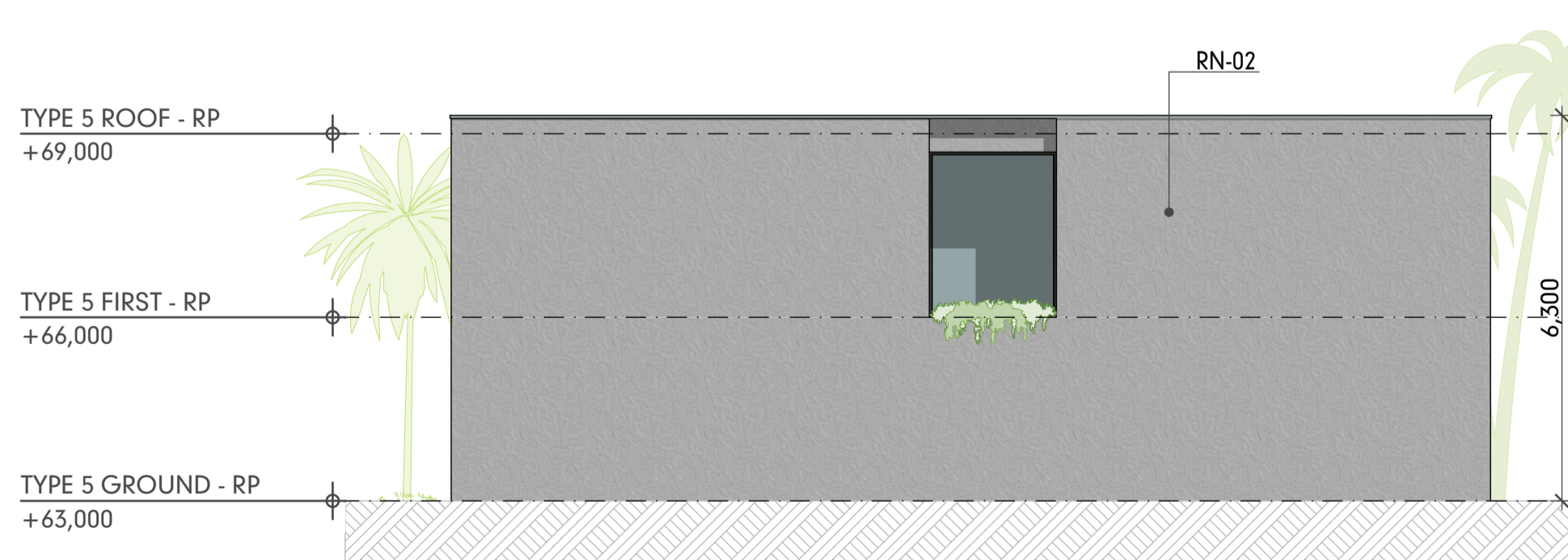
**ELEVATION A** 3  
SCALE:1:100



**ELEVATION B** 4  
SCALE:1:100



**ELEVATION C** 5  
SCALE:1:100

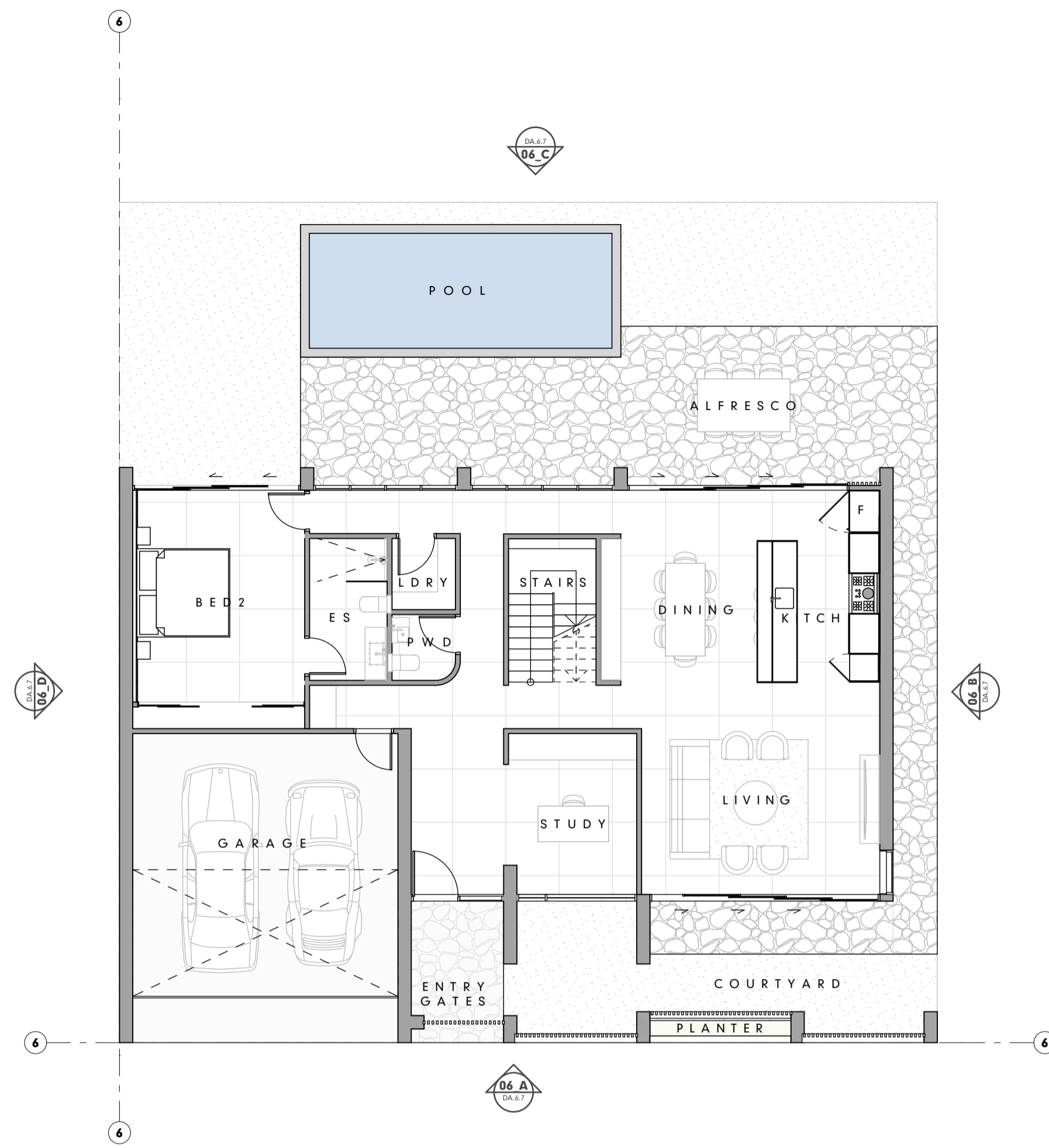


**ELEVATION D** 6  
SCALE:1:100

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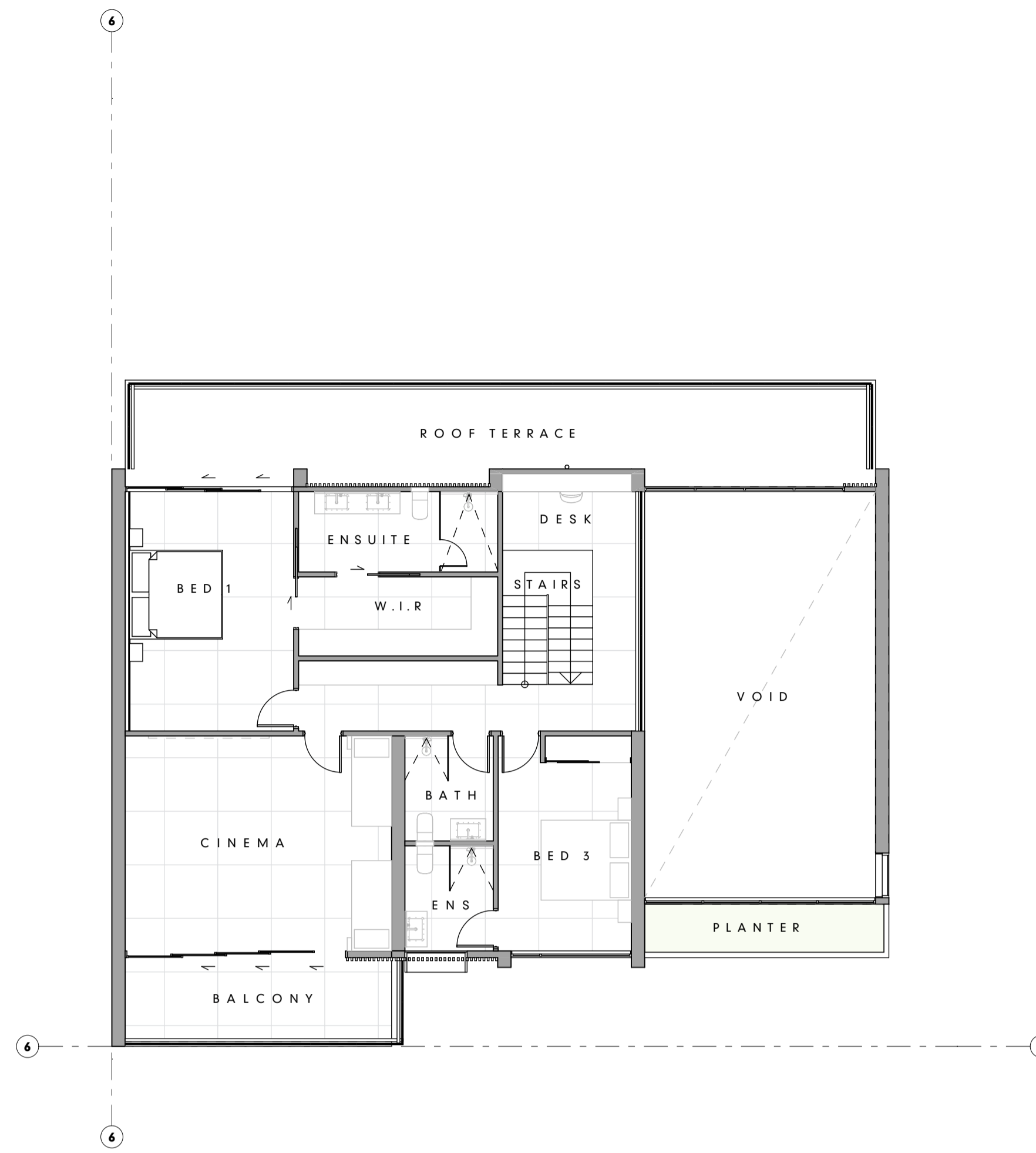
PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia	SCALE REFER DRAWING A1	DRAWN JR	CHECKED G.H.
CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	TITLE RESIDENCES - RESIDENCE TYPE 05
CLIENT SIGN OFF	SIGNATURE	DATE	
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	DRAWING NO. DA.6.6	STATUS DA
		DATE 13/9/2023	REVISION 01



**TYPE 6 GROUND**

SCALE:1:100

**1**

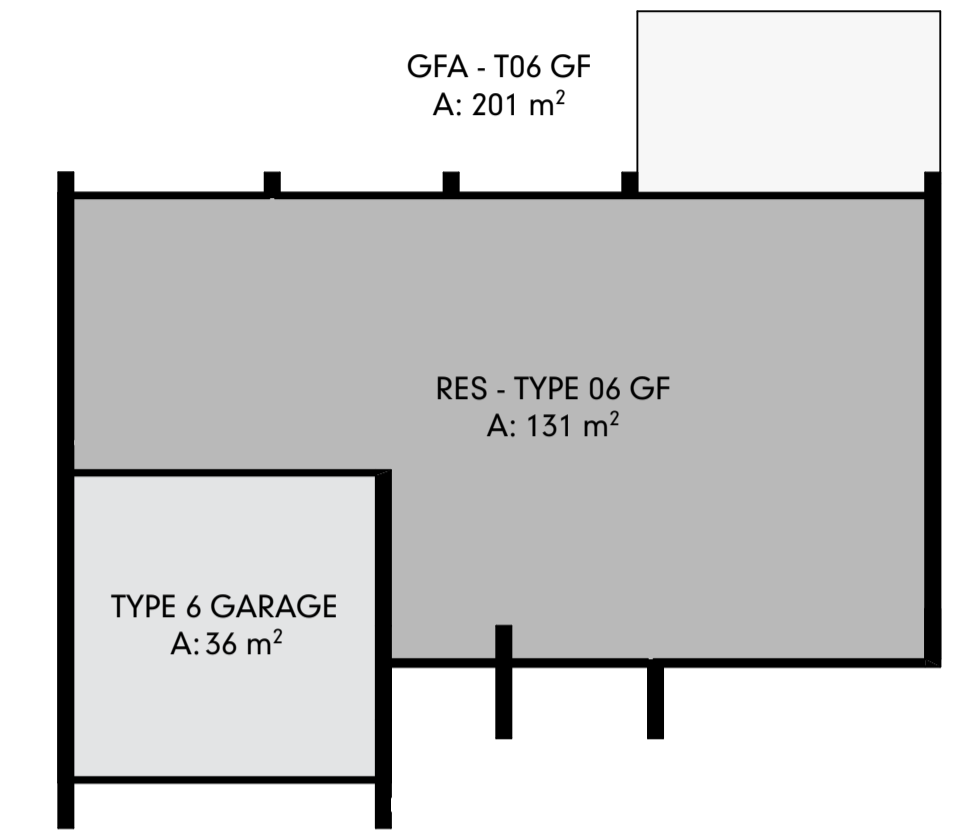


**TYPE 6 FIRST**

SCALE:1:100

**2**

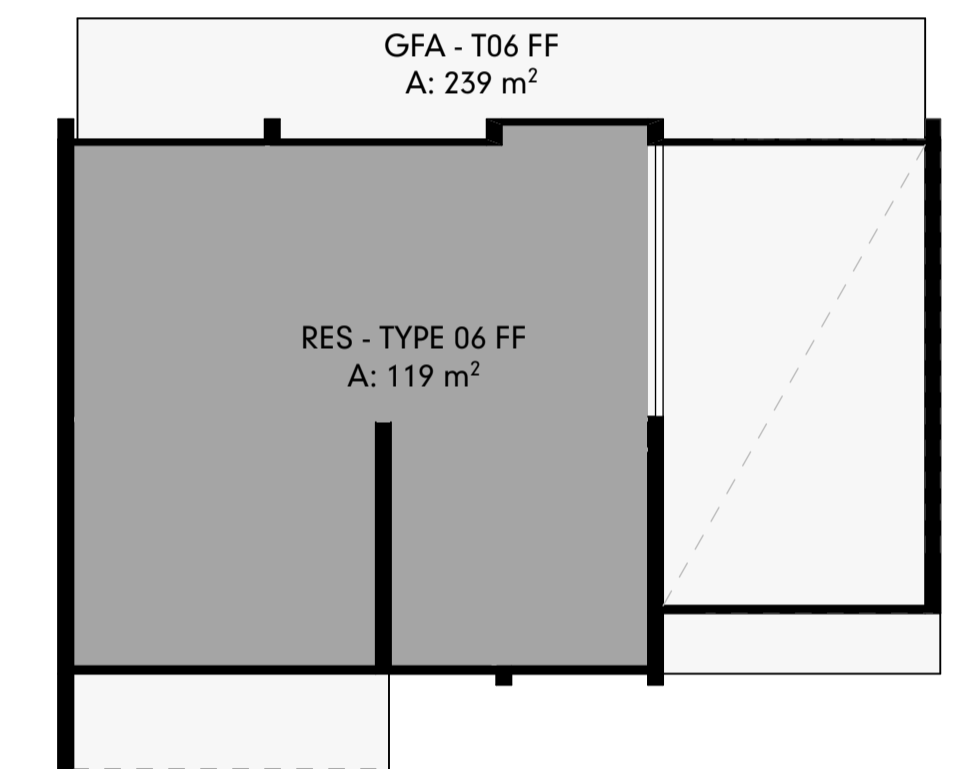
3 BED ROOM  
LEVEL 01 SITING  
STUDY  
3.5 BATH  
LEVEL 00  
INTERNAL : 131 M<sup>2</sup>  
LEVEL 01  
INTERNAL 119 M<sup>2</sup>



**TYPE 6 GROUND**

SCALE:1:150

**7**



**TYPE 6 FIRST**

SCALE:1:150

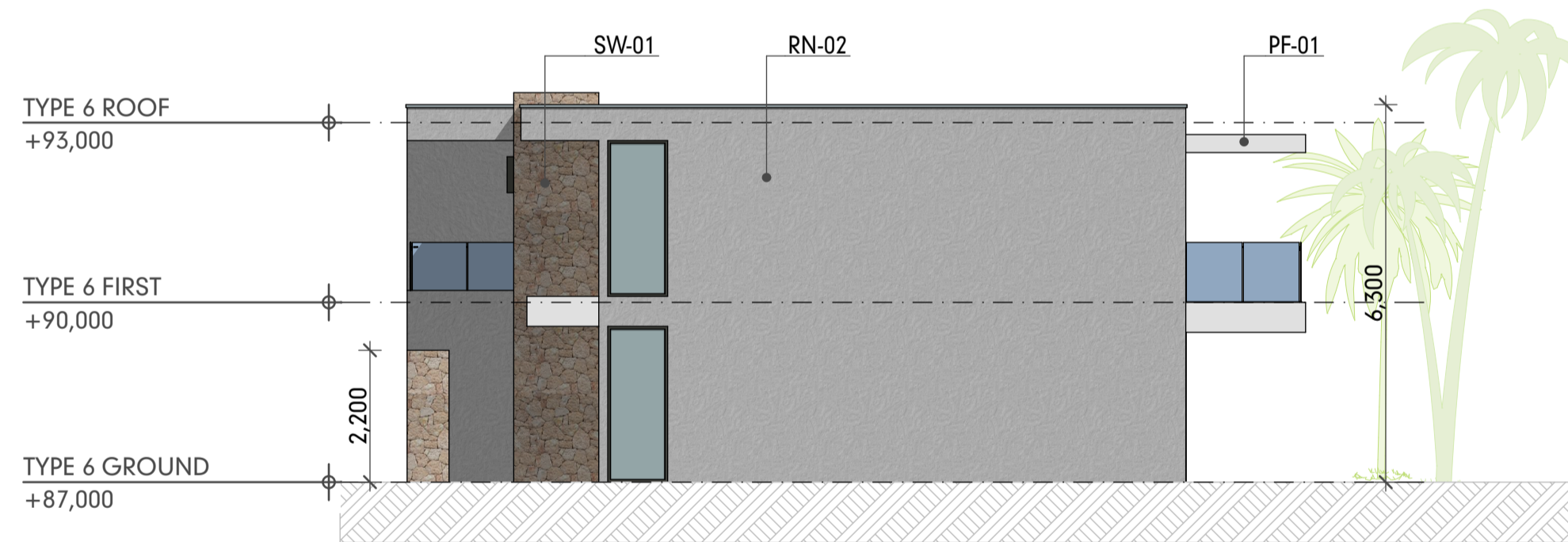
**8**



**ELEVATION A**

SCALE:1:100

**3**



**ELEVATION B**

SCALE:1:100

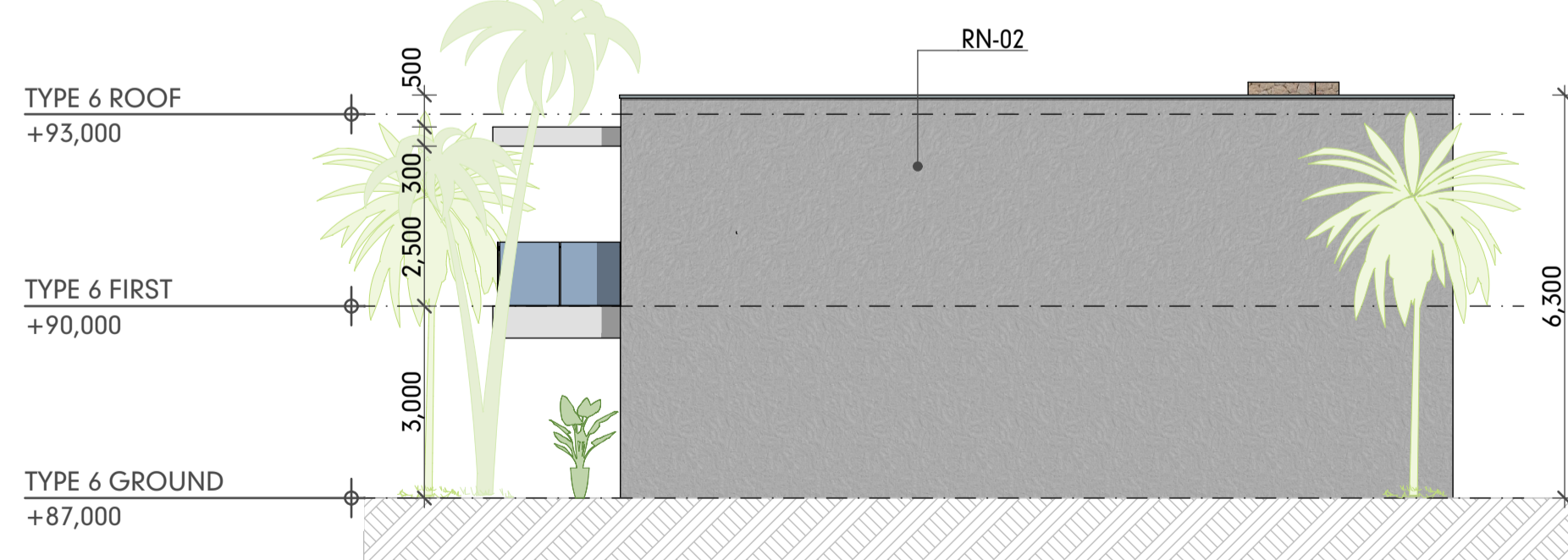
**5**



**ELEVATION C**

SCALE:1:100

**4**



**ELEVATION D**

SCALE:1:100

**6**

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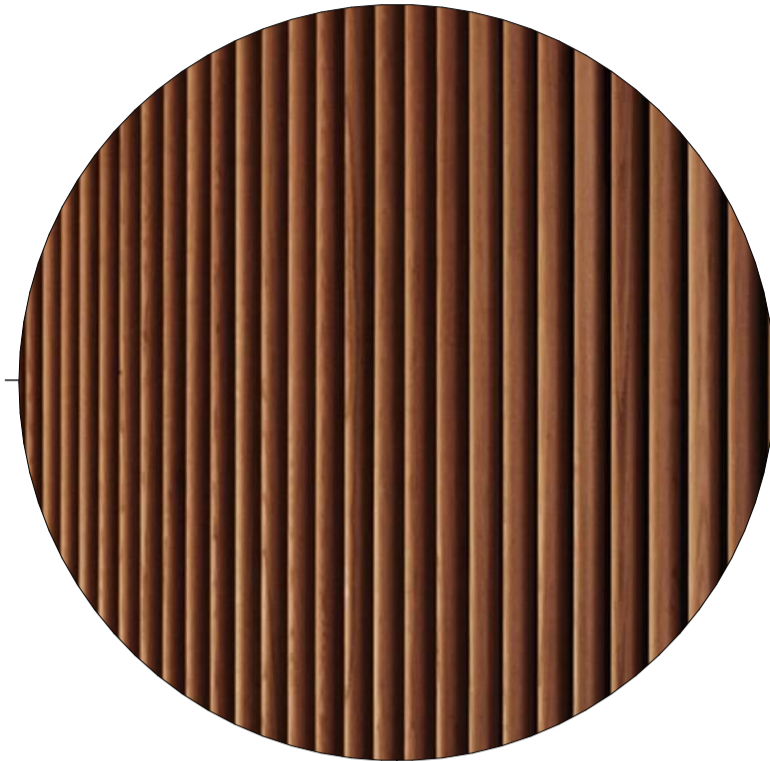
PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia	SCALE REFER DRAWING A1	DRAWN JR	CHECKED G.H.
CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF	SIGNATURE	DATE	TITLE RESIDENCES - RESIDENCE TYPE 06
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	DRAWING NO. DA.6.7	STATUS DA
		DATE 13/9/2023	REVISION 01

# FINISHES

ST01 STONE CLADDING



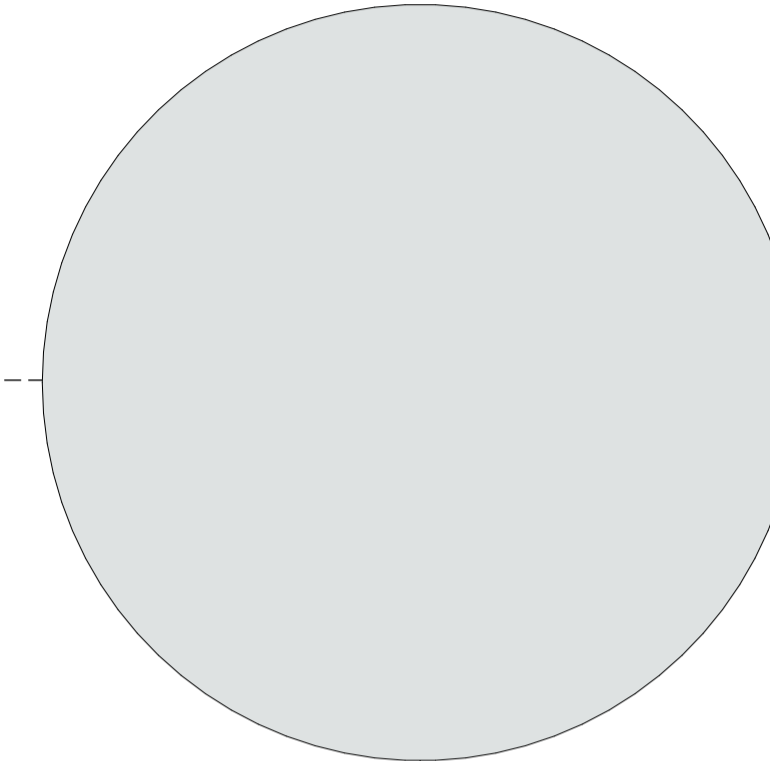
AL-B ALUMINIUM BATTENS



RN-01 RENDER



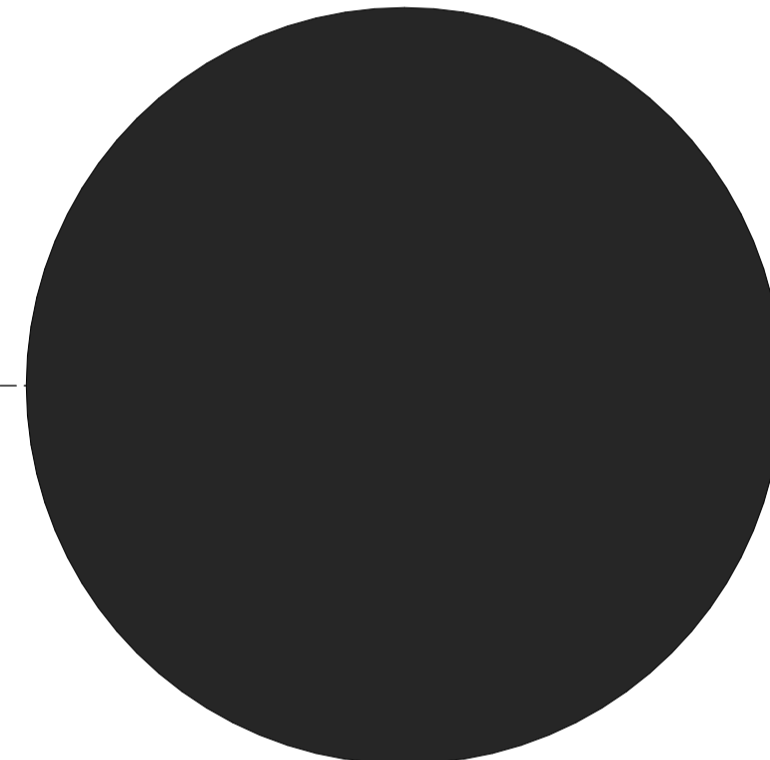
GLASS BAULSTRADE



RN-02 RENDER - LIGHT



POWDERCOAT



CONCRETE RAW



COBBLESTONE LIGHT



COBBLESTONE DARK



RevID	CHID	CHANGE DESCRIPTION	DATE
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**HUNT**  
DESIGN

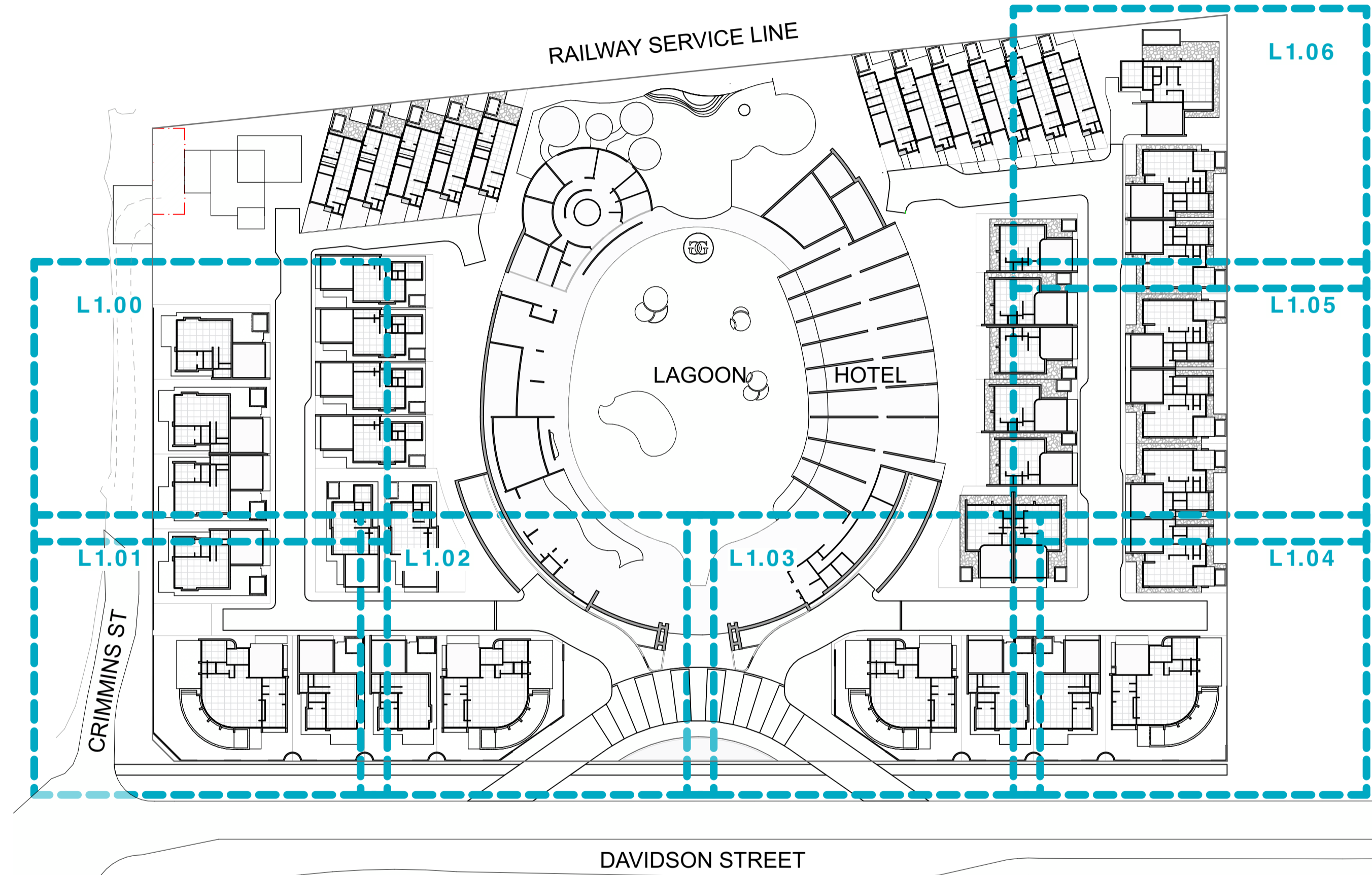
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ABN: 90514257527

PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia		SCALE REFER DRAWING	DRAWN JR	CHECKED G.H.
CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD		SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF		TITLE <b>SCHEDULES - MATERIALS</b>		
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	DRAWING NO. DA.7.1	STATUS DA	DATE 13/9/2023
				REVISION 01

# The Davidson by GURNER

## LANDSCAPE DOCUMENTATION - INFORMATION REQUEST RESPONSE

### KEY PLAN



### DRAWING SCHEDULE

2220-L-CD-0.00	COVER SHEET	01
2220-L-CD-1.00	LANDSCAPE PLAN 1 OF 7	01
2220-L-CD-1.01	LANDSCAPE PLAN 2 OF 7	01
2220-L-CD-1.02	LANDSCAPE PLAN 3 OF 7	01
2220-L-CD-1.03	LANDSCAPE PLAN 4 OF 7	01
2220-L-CD-1.04	LANDSCAPE PLAN 5 OF 7	01
2220-L-CD-1.05	LANDSCAPE PLAN 6 OF 7	01
2220-L-CD-1.06	LANDSCAPE PLAN 7 OF 7	01
2220-L-CD-2.00	LANDSCAPE DETAILS	01

### PLANT SCHEDULE

#### Planting Zone - General Planting

TREES								
ATR fit	ATRACOCARPUS fitzalanii	Brown Gardenia	100L	AS SHOWN	3m x 2m	8m x 5m	1	
DEP tet	DEPLANCHEA tetraphylla	Gold Bouquet Tree	200L	AS SHOWN	3m x 2m	12m x 7m	4	
DIL ala	DILLENIA alata	Red Beach	100L	AS SHOWN	2m x 2m	10m x 6m	2	
MAN len	MANILTOA lenticellata	Cascading Bean	400L	AS SHOWN	3m x 3m	12m x 6m	2	
NAU ori	NAUCLEA orientalis	Leichardt Tree	200L	AS SHOWN	3m x 3m	15m x 6m	6	
PLU acu	PLUMERIA acutifolia 'Rubra'	Red Frangipani	200L	AS SHOWN	2m x 2m	6m x 6m	6	
PLU obt	PLUMERIA obtusa	Evergreen Frangipani	200L	AS SHOWN	2m x 2m	6m x 4m	9	
STE sin	STENOCARPUS sinuatus	Wheel of Fire	200L	AS SHOWN	3m x 2m	12m x 6m	2	
SYZ tie	SYZYGIUM tiemyanum	River Cherry	200L	AS SHOWN	TBC	8m x 4m	4	
XAN chr	XANTHOSTEMON chrysanthus	Golden Penda	200L	AS SHOWN	3m x 3m	10m x 5m	3	
SHRUBS								
ALC imp	ALCANTEREA imperialis 'rubra'	Silver Plum	400mm	AS SHOWN	TBC	1.5m x 1.5m	4	
ALO mac	ALOCASIA macrorrhizos	Giant Taro	300mm	AS SHOWN	1.5m x 1.5m	3m x 3m	19	
ALP pur	ALPINIA purpurata	Red Ginger	200mm	AS SHOWN	TBC	4m x 1.5m	10	
BLE gib	BLECHNUM gibbum 'Silver Lady'	Dwarf Tree Fern	200mm	800mm apart	TBC	1.2m x 1m	25	
COR dia	CORDYLINE fruticosa	Pink Diamond	300mm	AS SHOWN	TBC	1m x 1m	5	
COR pin	CORDYLINE fruticosa	Pink Champion	300mm	AS SHOWN	TBC	1m x 1m	14	
HEL kaw	HELICONIA bihai x caribaea 'kawachi'		300mm	AS SHOWN	1.5m x 1m	4m x 2m	23	
HEL ros	HELICONIA rostrata	Hanging Lobster Claw	300mm	AS SHOWN	2m x 1m	3.5m x 2m	6	
IXO mal	IXORA 'Pink Malay'	Pink Malay Ixora	200mm	900mm apart	TBC	1m x 1m	26	
PHI sel	PHILODENDRON selloum	Hope	300mm	AS SHOWN	TBC	1.5m x 1.5m	28	
PHI xan	PHILODENDRON xanadu	Xanadu	300mm	750mm apart	TBC	1m x 1m	34	
RHA exc	RHAPIS excelsa	Bamboo Palm	300mm	AS SHOWN	TBC	3m x 2m	15	
STE nic	STRELITZIA nicolai	Natal Wild Banana	300mm	AS SHOWN	TBC	6m x 3m	6	
ZAM fur	ZAMIA furfuracea	Cardboard Palm	300mm	AS SHOWN	TBC	1.5m x 1.5m	16	
PALMS & FERNS								
ADO mer	ADONIDIA merrillii	Manila Palm	ex ground	AS SHOWN	4.5m x 2m	6m x 3m	23	
ARC ale	ARCHONTOPHOENIX alexandrae	Alexandra Palm	200L	AS SHOWN	3m x 3m	15m x 5m	5	
BEC fen	BECCARIOPHOENIX fenestralis	Windowpane Palm	ex ground	AS SHOWN	8m x 6m	16m x 7m	2	
COC nuc	COCUS nucifera	Coconey	ex ground	AS SHOWN	7m x 4m	18m x 12m	2	
CYA coo (1m high)	CYATHEA cooperii	Tree Fern	400mm	AS SHOWN	1m x 1m	8m x 3m	2	
CYA coo (3m high)	CYATHEA cooperii	Tree Fern	100L	AS SHOWN	3m x 3m	8m x 3m	2	
CYC tho	CYCAS thourasii	Madagascar Sago	400mm	AS SHOWN	TBC	8m x 3.5m	4	
CYR lip	CYRTOSTACHYS renda	Lipstick Palm	ex ground	AS SHOWN	3m x 2m	8m x 3.5m	33	
DYP can	DYPSIS lutescens	Areca Palm	400mm	AS SHOWN	3m x 2m	7m x 3m	42	
DYP lep	DYPSIS leptocheilos	Redneck Palm	ex ground	AS SHOWN	5m x 3m	8m x 3m	2	
LIC ele	LICUALA elegans	The Elegant Fan Palm	TBC	AS SHOWN	2m x 2m	4m x 3m	4	
LIC gra	LICUALA grandis	Ruffled Fan Palm	400mm	AS SHOWN	TBC	6m x 3m	2	
LIV luz (5m high)	LIVISTONA rotundifolia var. luzoniensis	Footstool Fan Palm	ex ground	AS SHOWN	5m x 2.5m	15m x 7m	6	
LIV luz (10m high)	LIVISTONA rotundifolia var. luzoniensis	Footstool Fan Palm	ex ground	AS SHOWN	10m x 4m	15m x 7m	8	
PAN bap	PANDANUS baptistii	Gold Striped Screw Pine	ex ground	AS SHOWN	4m x 4m	6m x 6m	2	
PAN tec	PANDANUS tectorius	Screw Palm	ex ground	AS SHOWN	3m x 3m	8m x 4m	7	
PTY mac	PTYCOSPERMA macarthurii	Macarthur Palm	ex ground	AS SHOWN	4m x 3m	7m x 3m	30	
WAS rob	WASHINGTONIA robusta Sub With Livistonia Decipiens	Washingtonia Palm	ex ground	AS SHOWN	5-7m x 2m	20m x 3.5m	14	
WOD bif	WODYETIA bifurcata	Foxtail Palm	ex ground	AS SHOWN	5m x 2.5m	10m x 4m	6	
GROUNDCOVERS								
ACA cha	ACALYPHA chamaedrifolia 'Stephie'	Summer Love	140mm	300mm apart	TBC	0.15m x 0.3m	147	
CAL fra	CALLISIA fragrans	Basket Plant	140mm	300mm apart	TBC	0.3m x 0.3m	92	
HYM lit	HYMENOCALLIS littoralis	Spider lily	140mm	750mm apart	TBC	0.8m x 0.6m	126	
LIR eve	LIRIOPE muscari	Evergreen Giant	140mm	300mm apart	TBC	0.6m x 0.6m	303	
PAN pyg	PANDANUS toei 'Variegatus'	Pygmy Gold Pandanus	140mm	500mm apart	TBC	0.5m x 0.5m	160	
ZAM int	ZAMIA integrifolia	Shrubby Cycad	200mm	600mm apart	TBC	0.4m x 0.4m	38	

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- Cadastral boundaries are obtained by title dimensions and digitising from existing cadastral maps. These boundaries have not been verified and are approximate only.
- Refer to Civil Engineer's drawings for service locations. All services are to be verified on site prior to any excavation / construction. Trees to be located minimum 1m from services. All services are indicative only.

The Contractor shall review the plant schedule to ensure that drawings and schedules concur. Where insufficient detail or discrepancies may exist on either the plans or the schedule, it is the Contractors responsibility to resolve immediately with the Landscape Architect and prior to providing Tender pricing, signing work contracts or commencement of works.

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 The Davidson by GURNER  
 client  
 DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD

title  
**COVER SHEET**

scale  
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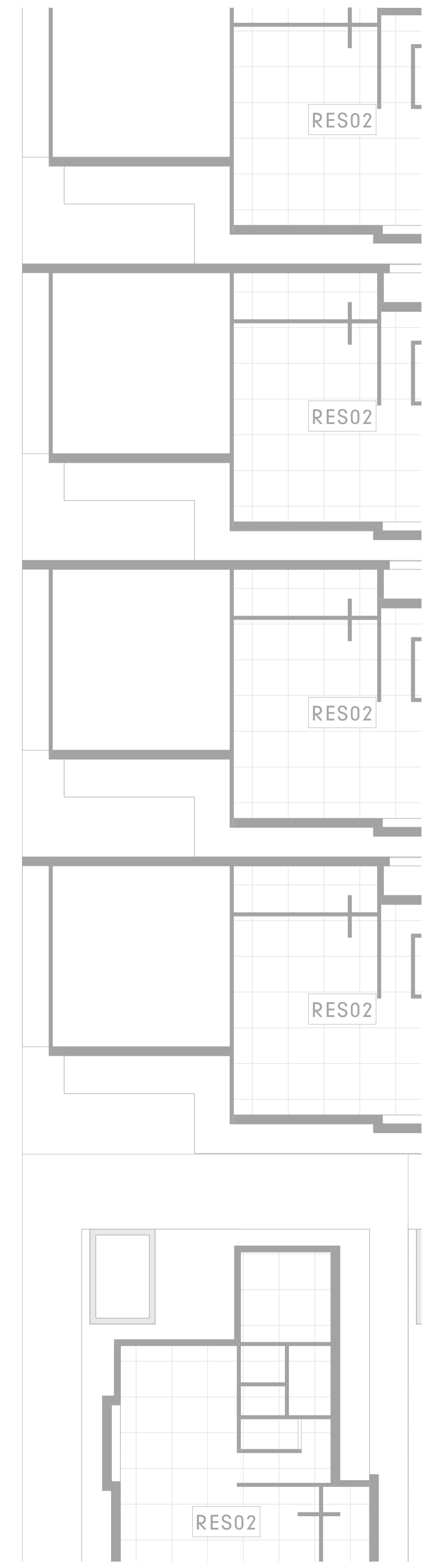
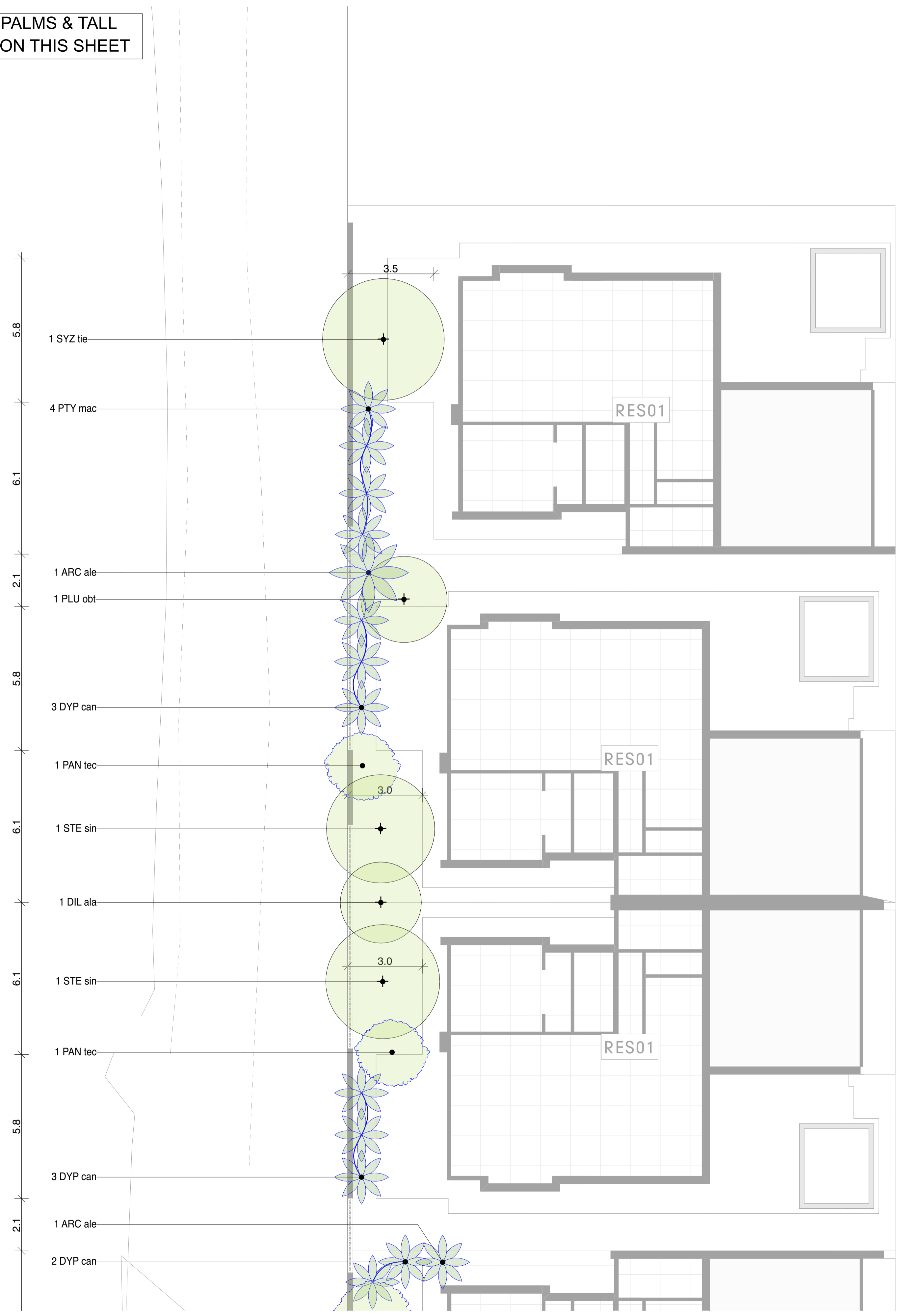
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date  
 19/12/2023

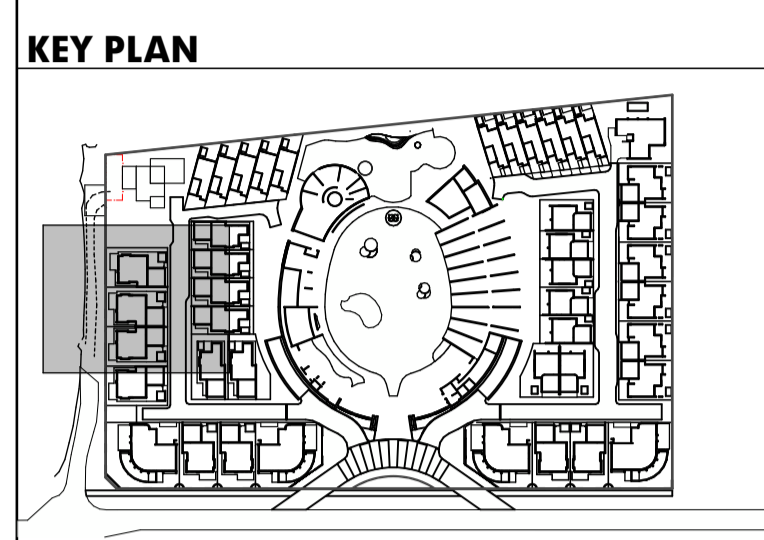
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NOTE: ONLY TREES, PALMS & TALL SHRUBS ARE SHOWN ON THIS SHEET



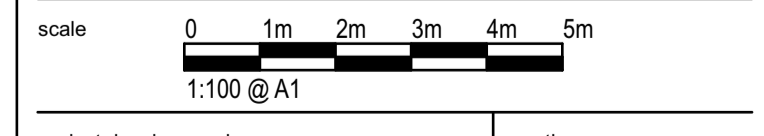
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  - PROPOSED SHRUBS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.
  - PROPOSED GROUNDCOVERS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.



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 title  
**LANDSCAPE PLAN 1 OF 7**

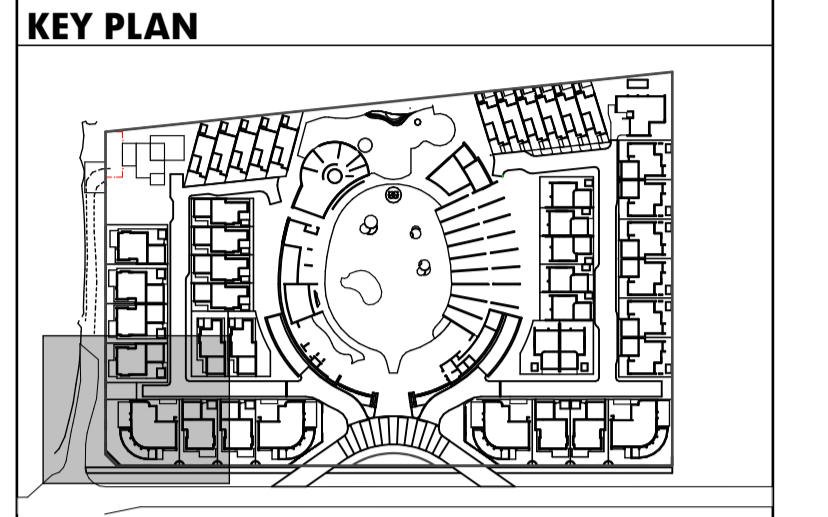


project drawing number  
**2220-L-CD-1.00**  
 date  
 19/12/2023  
 north  
 revision  
 01



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- LEGEND**
- PROPOSED TREE - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.
  - PROPOSED PALMS & FERNS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.
  - PROPOSED SHRUBS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.
  - PROPOSED GROUNDCOVERS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.



date	rev. no	description
19/12/2023	01	INFORMATION REQUEST RESPONSE

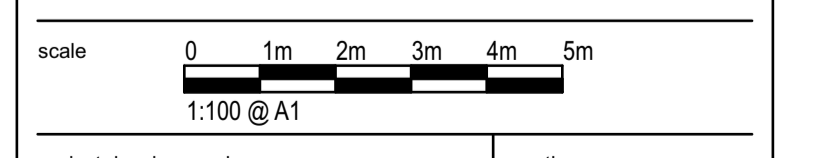
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LANDSCAPE PLAN 2 OF 7



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date  
19/12/2023

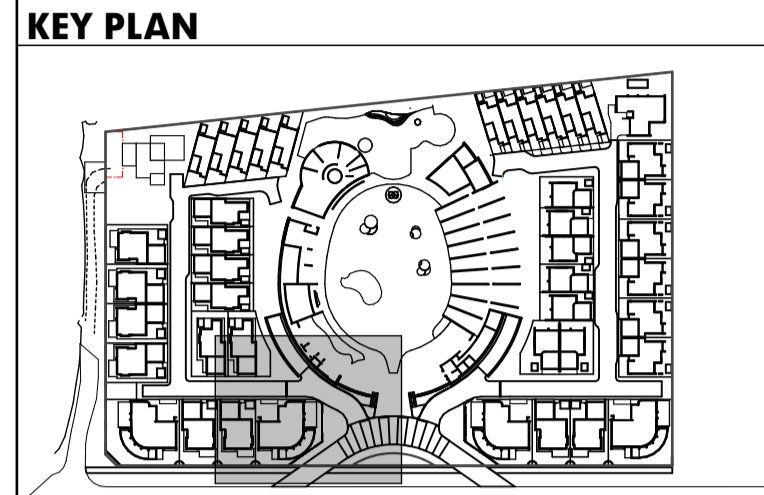
revision  
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north



**NOTE: TREES, PALMS, SHRUBS & GROUNDCOVERS SHOWN TO ENTRY / PORTE COCHERE**

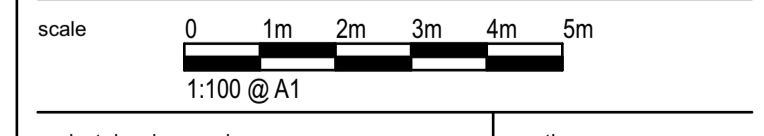
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  - PROPOSED PALMS & FERNS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.
  - PROPOSED SHRUBS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.
  - PROPOSED GROUNDCOVERS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.



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 title  
**LANDSCAPE PLAN 3 OF 7**

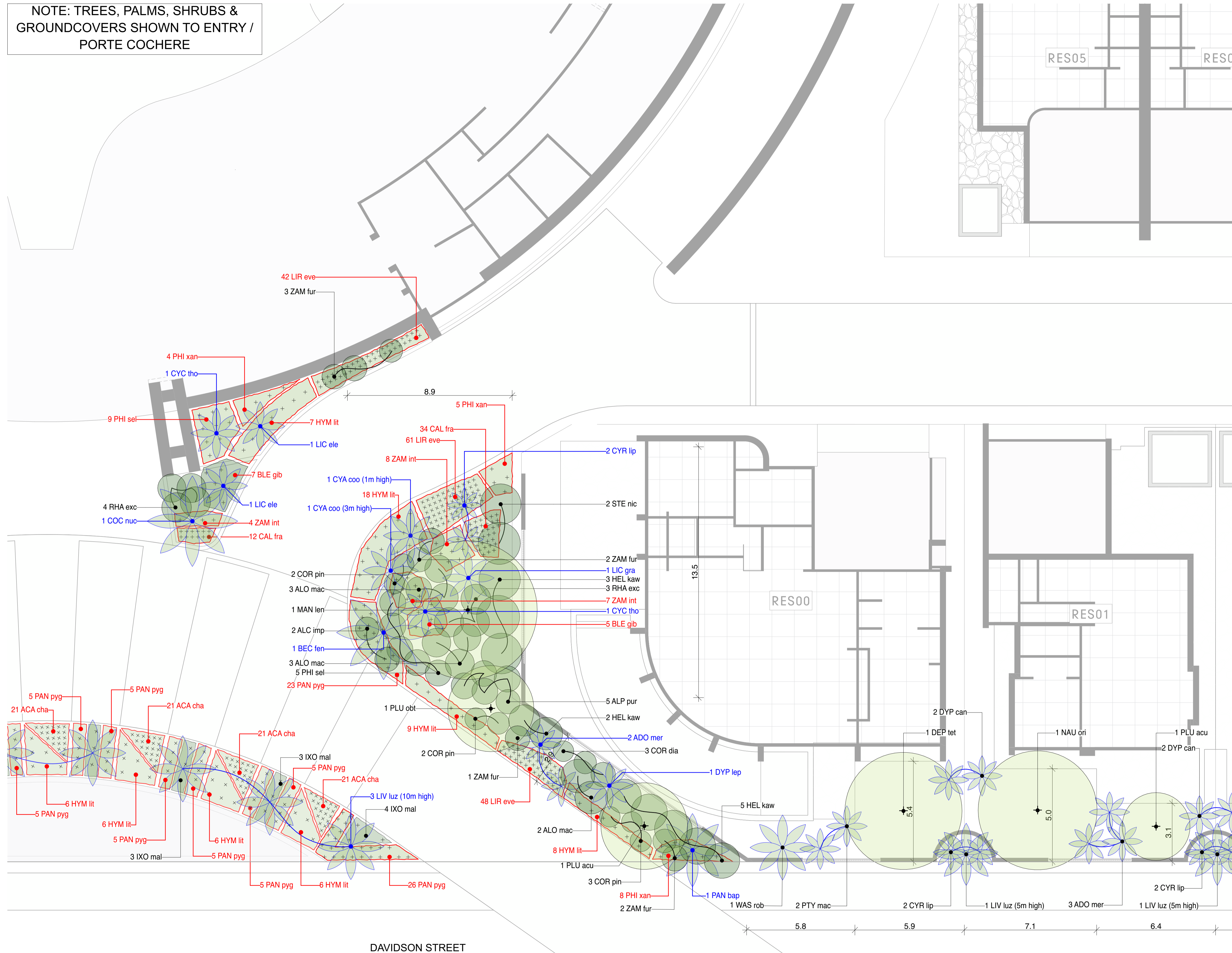


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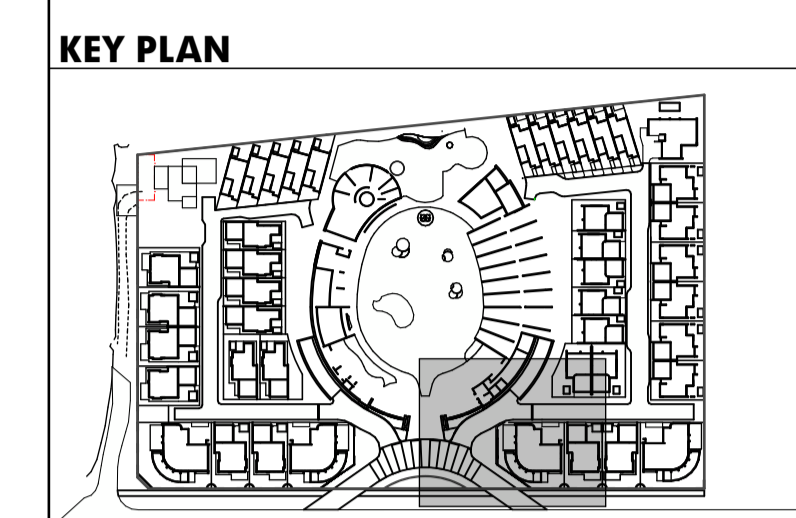
date	revision
19/12/2023	01

north

NOTE: TREES, PALMS, SHRUBS & GROUNDCOVERS SHOWN TO ENTRY / PORTE COCHERE



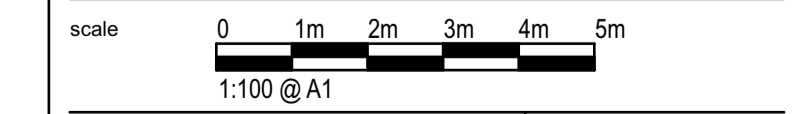
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  - PROPOSED PALMS & FERNS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.
  - PROPOSED SHRUBS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.
  - PROPOSED GROUNDCOVERS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.



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 LANDSCAPE PLAN 4 OF 7



project drawing number  
 2220-L-CD-1.03

date	revision
19/12/2023	01

north

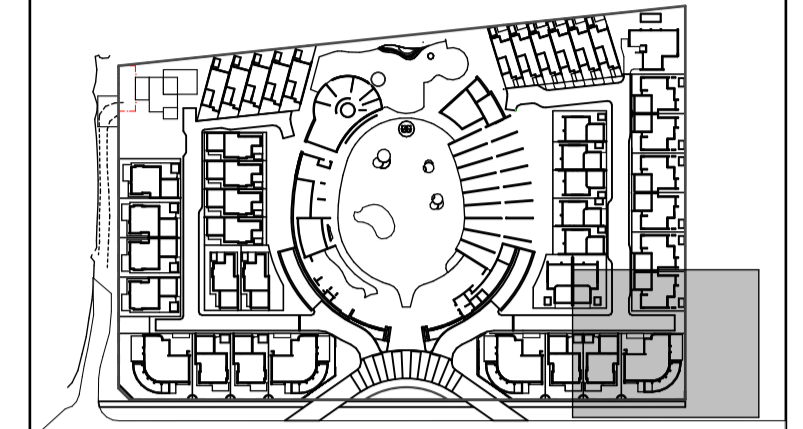


NOTE: ONLY TREES, PALMS & TALL SHRUBS ARE SHOWN ON THIS SHEET

LEGEND

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- PROPOSED PALMS & FERNS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.
- PROPOSED SHRUBS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.
- PROPOSED GROUNDCOVERS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.

KEY PLAN



date	rev. no	description
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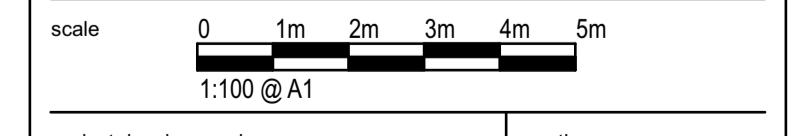
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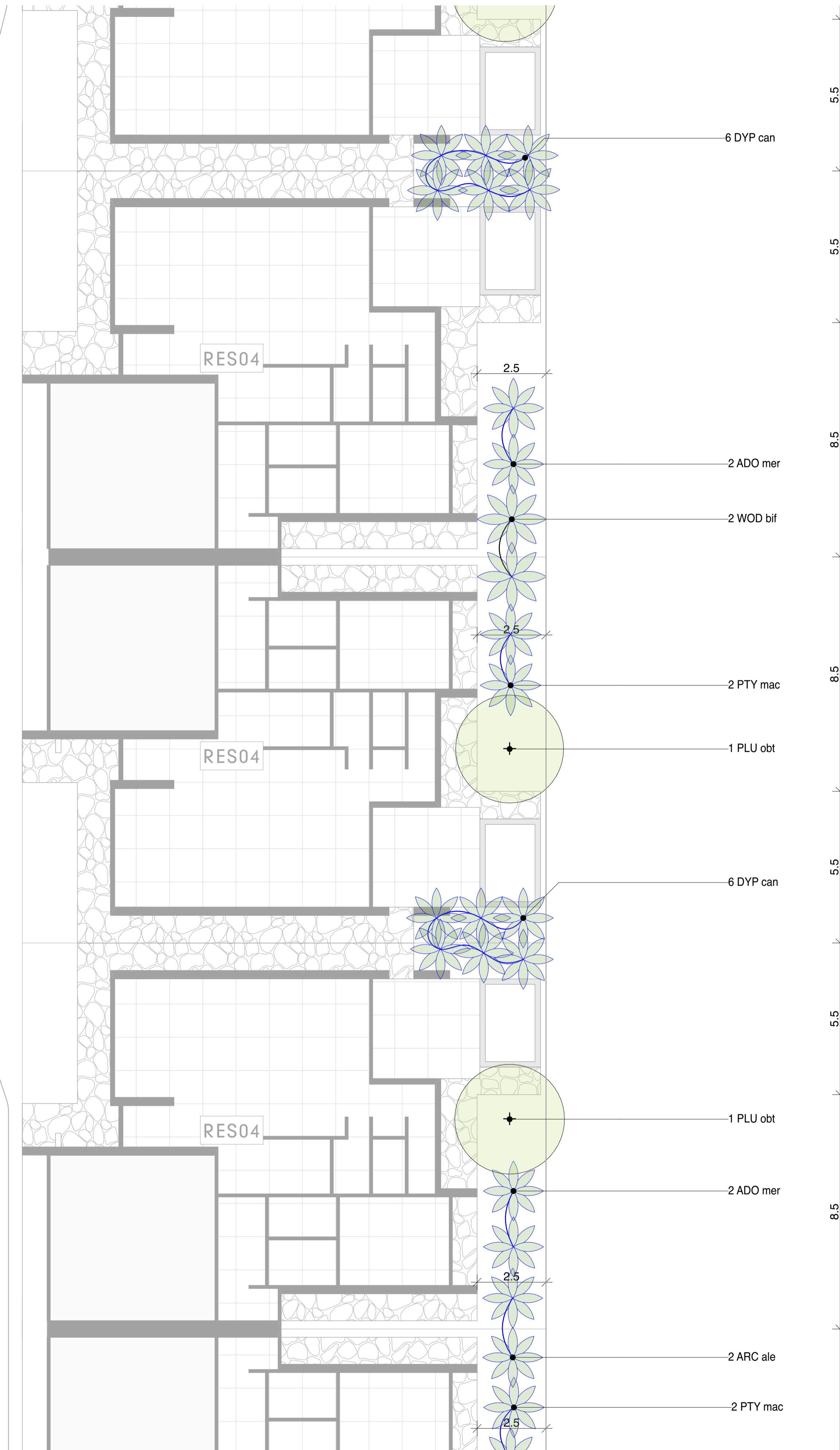
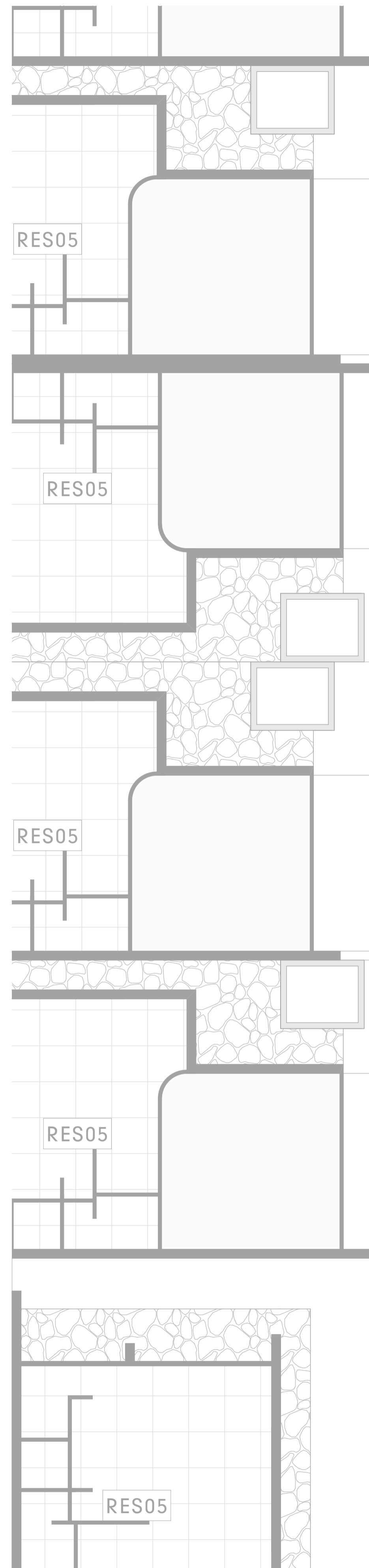
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client  
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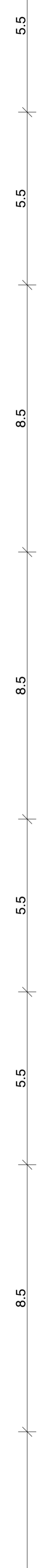
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LANDSCAPE PLAN 5 OF 7



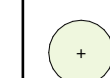
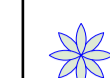
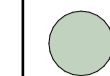

project drawing number 2220-L-CD-1.04	north
date 19/12/2023	revision 01



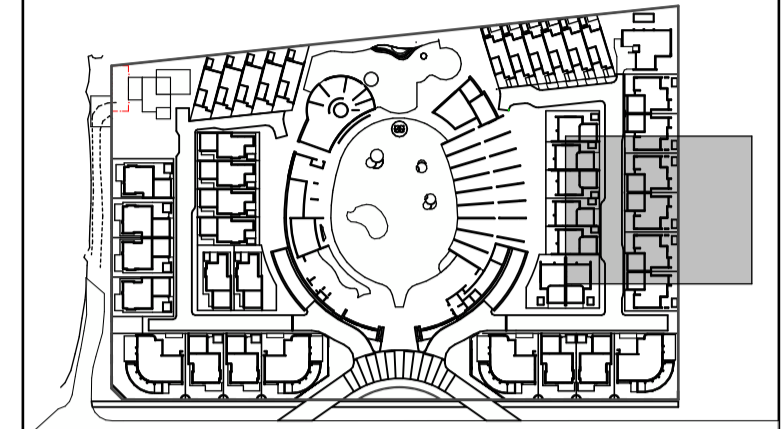
**NOTE: ONLY TREES, PALMS & TALL SHRUBS ARE SHOWN ON THIS SHEET**



**LEGEND**

-  PROPOSED TREE - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.
-  PROPOSED PALMS & FERNS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.
-  PROPOSED SHRUBS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.
-  PROPOSED GROUNDCOVERS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.

**KEY PLAN**



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19/12/2023	01	INFORMATION REQUEST RESPONSE

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 title  
**LANDSCAPE PLAN 6 OF 7**

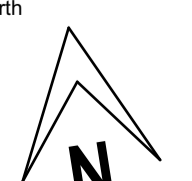


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scale  
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date  
 19/12/2023

revision  
 01

north  


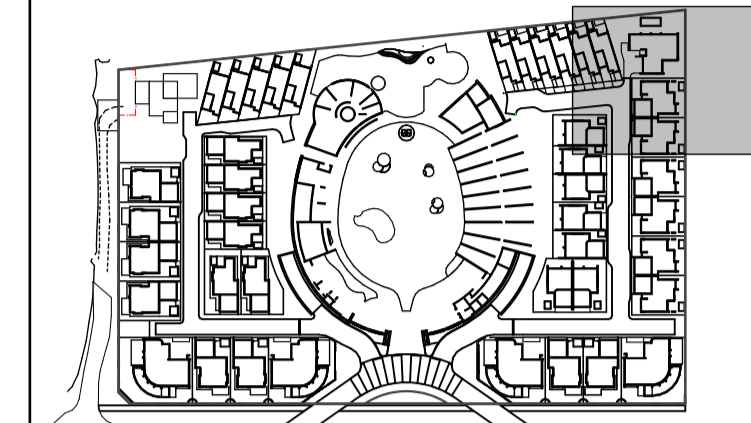


NOTE: ONLY TREES, PALMS & TALL SHRUBS ARE SHOWN ON THIS SHEET

LEGEND

- PROPOSED TREE - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.
- PROPOSED PALMS & FERNS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.
- PROPOSED SHRUBS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.
- PROPOSED GROUNDCOVERS - REFER PLANT SCHEDULE A FOR SPECIES & NUMBERS.

KEY PLAN



date	rev. no	description
19/12/2023	01	INFORMATION REQUEST RESPONSE

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**LANDSCAPE PLAN 7 OF 7**



project drawing number 2220-L-CD-1.06	north
date 19/12/2023	revision 01



**TYPICAL PLANTER BOX DETAILS 1:10**

PLANT (SHRUB OR GROUNDCOVER ONLY)  
REFER PLANT SCHEDULE FOR SPECIES

PLANT (DRAPING GROUNDCOVER)  
REFER PLANT SCHEDULE FOR SPECIES

50MM ORGANIC MULCH

LIGHTWEIGHT PODIUM SOIL

'TREMCO' WATERPROOF MEMBRANE APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

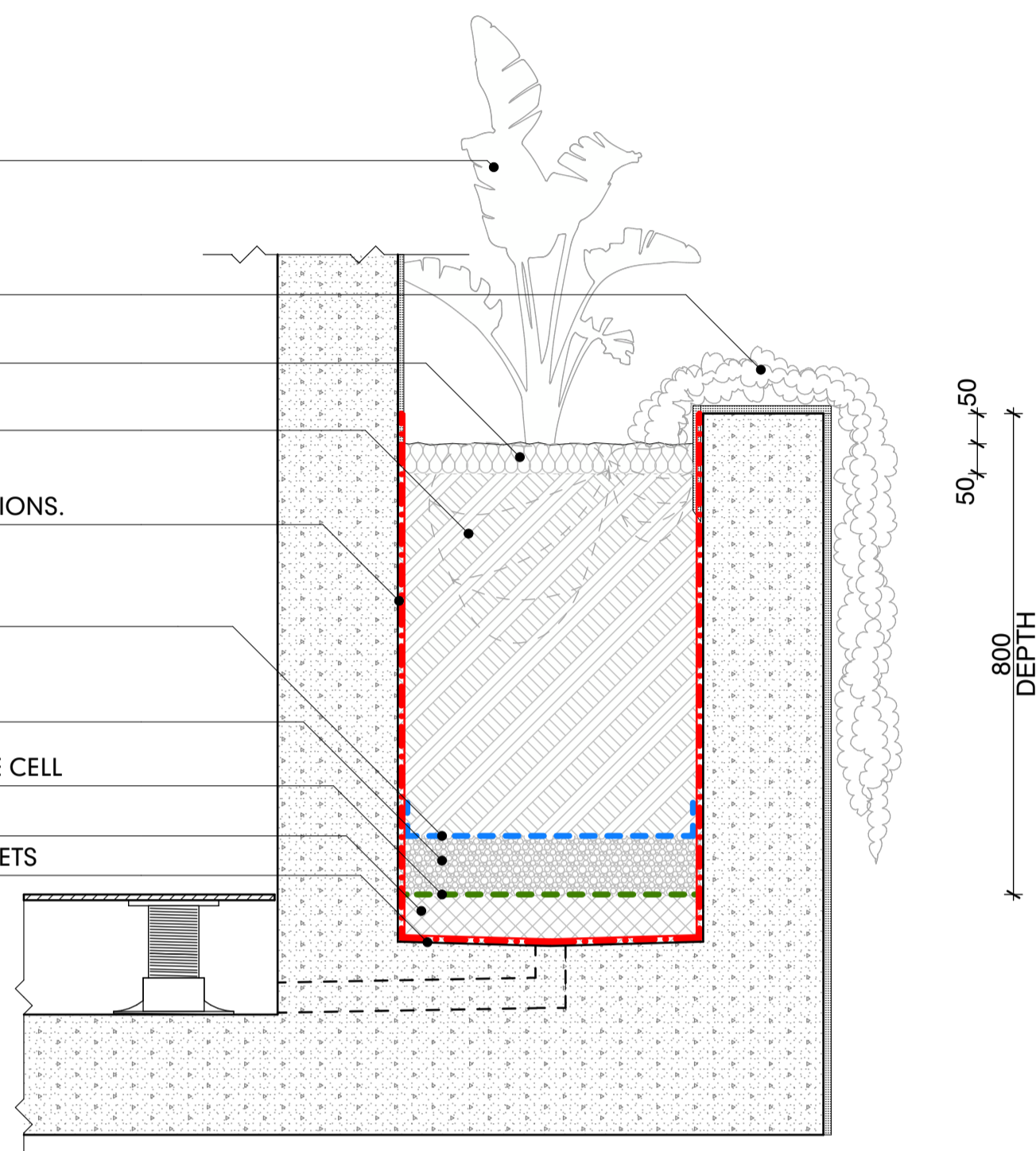
WEED MATT

100MM DRAINAGE COARSE SAND

GEOTEXTILE FILTER FABRIC TO FACE OFF DRAINAGE CELL

DRAINAGE CELL

SCREED TO FALLS & CONNECT TO DRAINAGE OUTLETS



**TYPICAL HOTEL ROOM PLANTER - DETAILED PLAN 1:20**



**LEGEND**

- PROPOSED TALL SHRUBS - REFER PLANT SCHEDULE FOR SPECIES & NUMBERS.
- PROPOSED SHRUBS - REFER PLANT SCHEDULE FOR SPECIES & NUMBERS.
- PROPOSED GROUNDCOVERS - REFER PLANT SCHEDULE FOR SPECIES & NUMBERS.
- PROPOSED DRAPING GROUNDCOVERS - REFER PLANT SCHEDULE FOR SPECIES & NUMBERS.

**PLANT SCHEDULE**

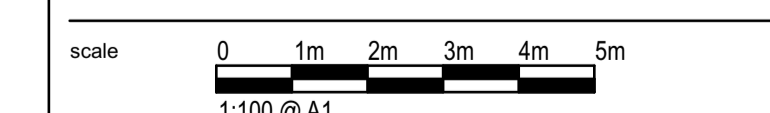
Planting Zone - Typical Podium Planter

A - SUN TOLERANT PLANTS									
TALL SHRUBS	1A	HEL str	HELICONIA stricta 'Bucky'	Bucky Heliconia	200mm	500mm apart	TBC	1.5m x 1.5m	4
SHRUBS	4A	AEC bla	AECHMEA blanchetiana	Orange Bromeliad	200mm	1m apart	TBC	1m x 1m	1
SHRUBS	2A	PHI xan	PHILODENDRON xanadu	Xanadu	200mm	700mm apart	TBC	1m x 1m	2
GROUNDCOVERS	3A	HYM lit	HYMENOCALLIS littoralis	Spider lily	140mm	750mm apart	TBC	0.8m x 0.8m	2
GROUNDCOVERS	5A	NEO fir	NEOREGELIA 'Fire Ball'	Fire Ball Bromeliad	140mm	300mm apart	TBC	0.2m x 0.2m	14
DRAPING GROUNDCOVERS	6A	APT cor	APTENIA cordifolia	Baby Sun Rose	140mm	300mm apart	TBC	0.15m x 0.6m	19
B - SHADE TOLERANT PLANTS									
TALL SHRUBS	1B	ZIN gol	ZINGIBER spectabile 'Golden Beehive'	Golden Beehive Ginger	200mm	500mm apart	TBC	2.5m x 0.8m	4
SHRUBS	4B	MON del	MONSTERA deliciosa	Swiss Chesse Plant	200mm	1m apart	TBC	1.5m x 1.5m	1
SHRUBS	2B	PHI glo	PHILODENDRON gloriosum	Velvet Philodendron	200mm	700mm apart	TBC	0.9m x 0.9m	2
GROUNDCOVERS	3B	HYM lit	HYMENOCALLIS littoralis	Spider lily	140mm	750mm apart	TBC	0.8m x 0.8m	2
GROUNDCOVERS	5B	LIR eve	LIRIOPE muscari	Evergreen Giant	140mm	300mm apart	TBC	0.6m x 0.6m	14
DRAPING GROUNDCOVERS	6B	PEP sca	PEPPEROMIA scandens Tray	Trailing Pepperomia	140mm	300mm apart	TBC	0.2m x 0.5m	19

19/12/2023	01	INFORMATION REQUEST RESPONSE
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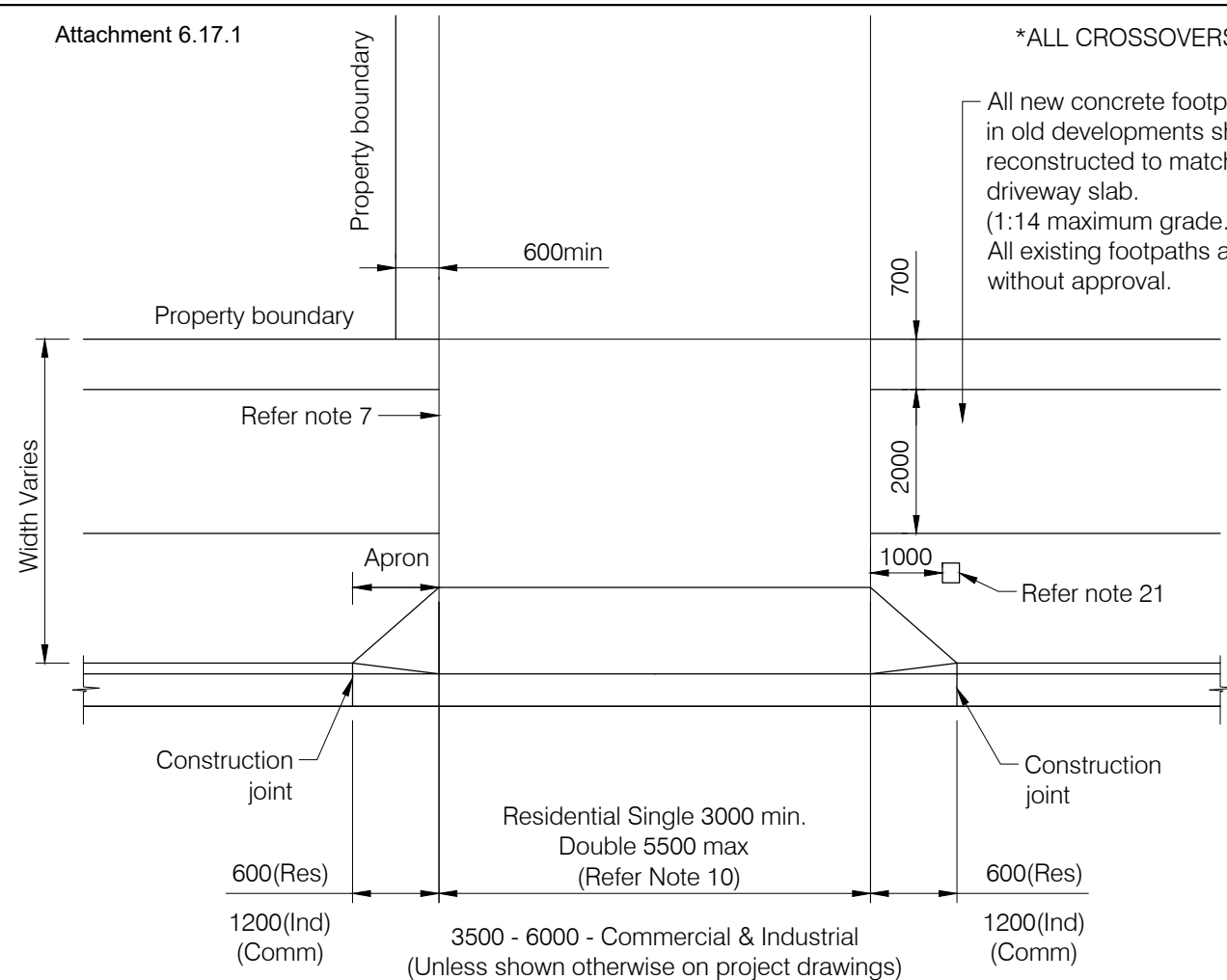
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 client  
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 title  
**LANDSCAPE DETAILS**

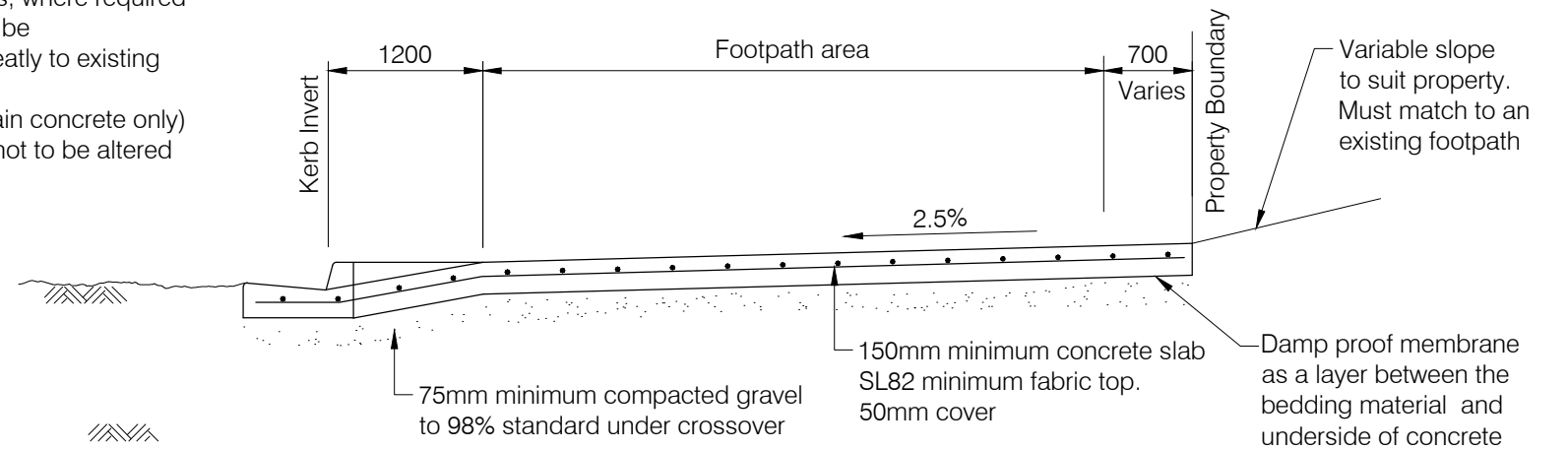


project drawing number  
**2220-L-CD-2.00**  
 date  
 19/12/2023  
 revision  
 01  
 north





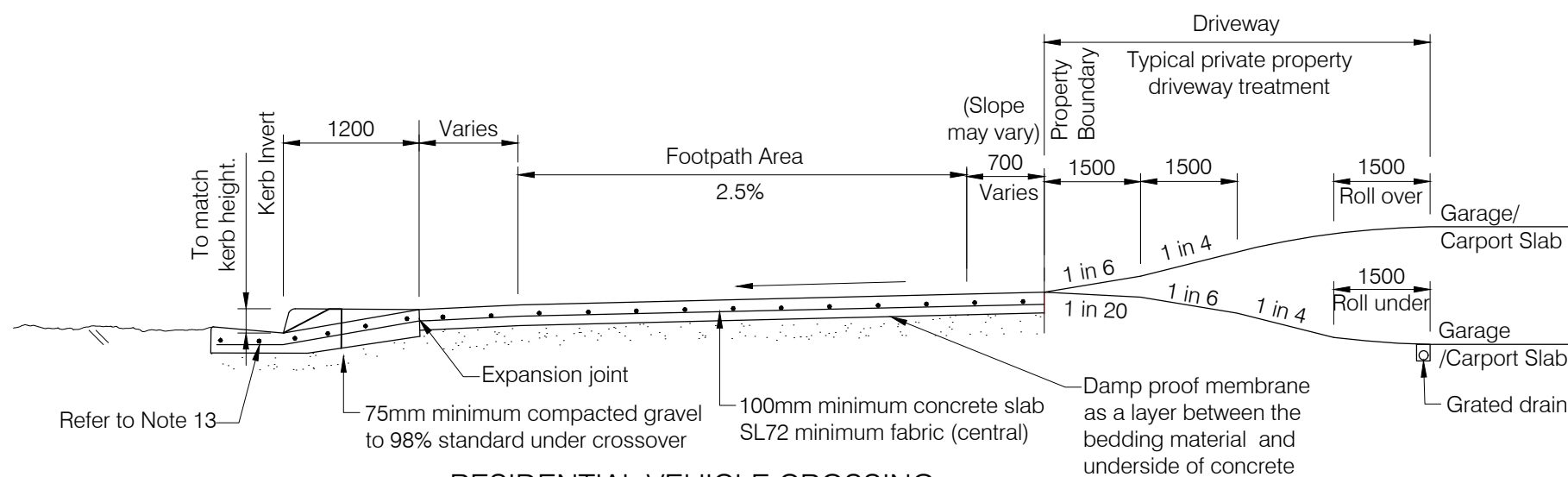
PLAN



COMMERCIAL & INDUSTRIAL VEHICLE CROSSING

NOTES

1. All joints to existing kerbs shall be sawcut prior to breaking out concrete for removal. Entire section of kerb to be removed.
2. Concrete is to be N32 min residential, N32 min. commercial/industrial in accordance with AS1379 and AS3600.
3. All concrete to be broom finished.
4. Where a concrete footpath abuts a crossing an expansion joint shall be installed and the footpath levels must not be changed.
5. Expansion joints to be 10mm thick, closed cell cross linked polyethylene foam (85-150kg/m), 12mm round galvanised dowels @ 600 Ctrs
6. Depths of concrete and reinforcing steel shown are minimum requirements for good foundations and average traffic loadings. Where this does not apply, depths of concrete and reinforcing steel shall be increased to suit specific conditions.
7. Where an existing footpath is saw cut and a new footpath is installed abutting the existing concrete, an expansion joint shall be formed in accordance with note 5. Dowels may be fixed into existing concrete by drilling and fixing using a chemical anchoring solution.
8. Subgrade to be compacted to 95% standard.
9. All dimensions are in millimetres.
10. 'Residential' refers to single dwelling or duplex. All other crossings as per commercial/industrial details.
11. Where new sections of footpath are required, these shall be 2000mm wide and constructed in accordance with standard drawing s1035.
12. For Cook Shire Council, fibre can be used in lieu of reinforcement fabric.
13. For layback kerb residential crossing, the undamaged tray may be left in situ and 12mm galvanised dowels @ 600mm Ctrs installed.
14. Relocating or removal of a street tree requires an approval.
15. Stormwater downpipe outlets to be located clear of crossover and aprons.
16. Refer to FNQROC Development Manual Section D9 for street tree clearances.
17. Driveway to be 500mm clear of electrical pillars.
18. Driveway edge to be 1m clear of light and power poles.
19. All new downpipe connectors to kerb + channel are to use kerb adapter to match kerb profile.
20. Refer to S2005 where hydrants are located in driveways.
21. Minimum 1m clearance from edge of driveways to utilities, including adjacent power poles, light poles and junction boxes, etc.
22. Driveway edge to be 600mm clear of any stormwater kerb inlet pits
23. Additional options for modified treatments for constrained applications for access crossovers are given on S1015-Sheet 2. Design will require Council approval.

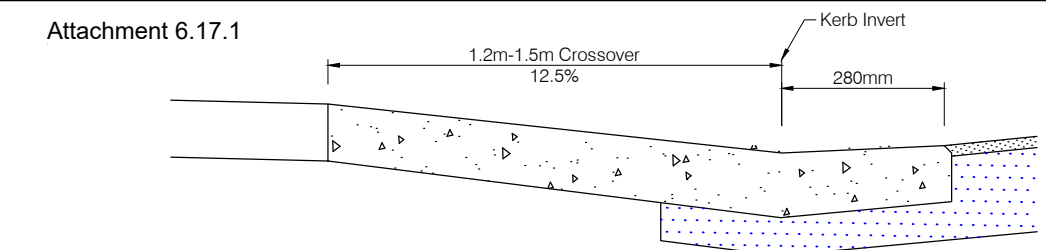


RESIDENTIAL VEHICLE CROSSING  
(OPTIONAL KERB TYPE)

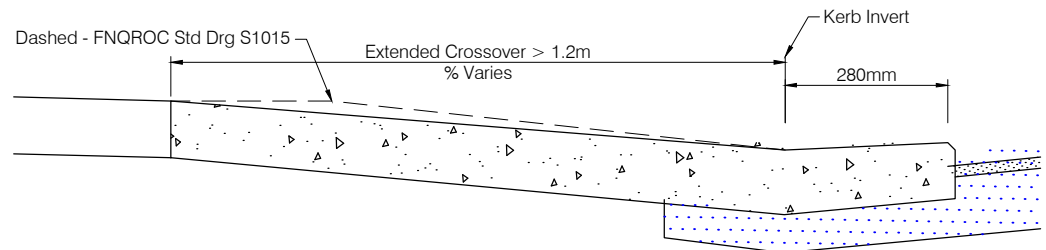
REVISIONS	DATE	
F	NOTES AND FOOTPATH AREA AMENDED	05/12/23
E	NEW DETAIL AND NOTES ADDED	27/08/20

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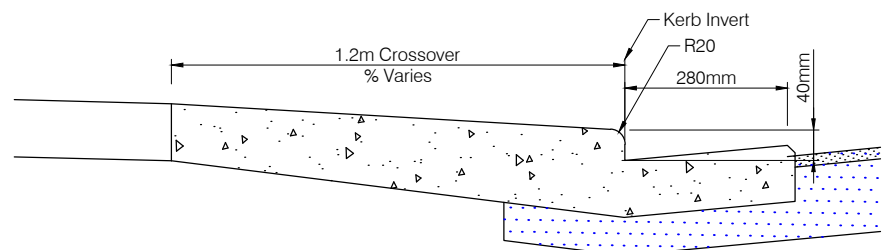
**Option 1: 12.5% Ramp**  
NTS



**Design Considerations**

- Positives:**
- To improve vehicle clearances (helpful with steep shoulder crossfalls)
- Negatives:**
- Proximity of pedestrian footpaths may restrict crossover lengths.

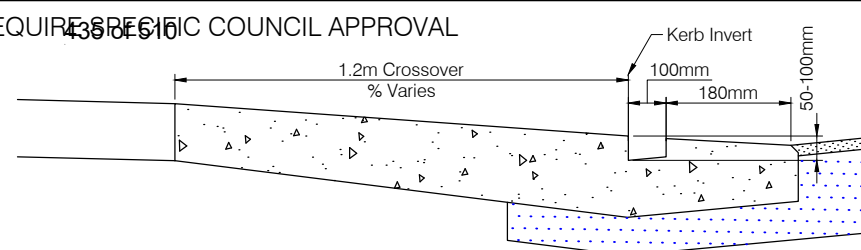
**Option 2: Extended access crossover similar to FNQROC standard drawing S1015**  
NTS



**Design Considerations**

- Positives:**
- To improve vehicle clearances (helpful with steeper verges)
- Negatives:**
- Less smooth transition for vehicles.
  - Minor noise increase.

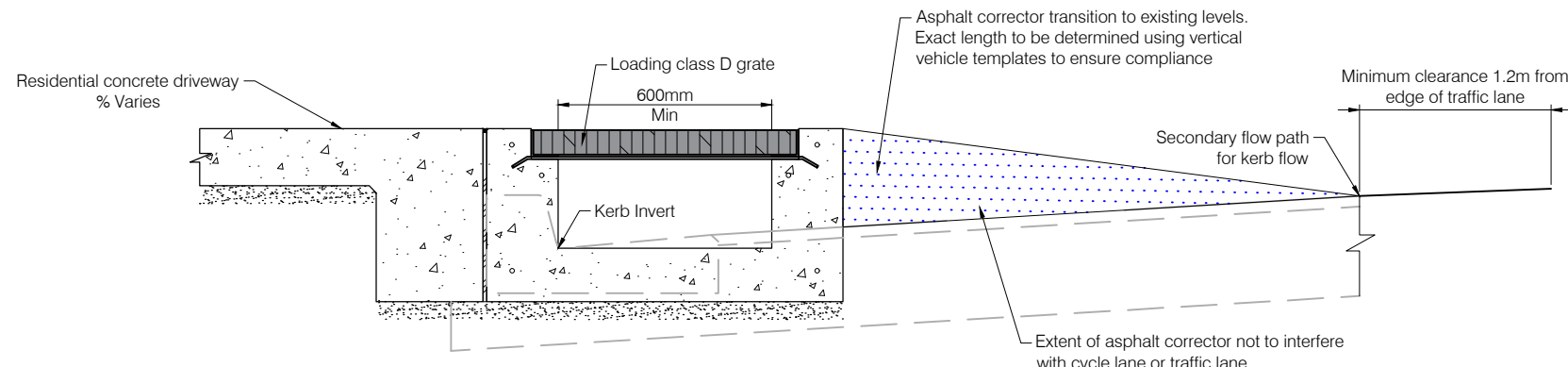
**Option 3: 40mm lip at kerb invert**  
NTS



**Design Considerations**

- Positives:**
- To improve vehicle clearances (helpful with steeper verges)
- Negatives:**
- Less smooth transition for vehicles.
  - Minor noise increase
  - Minor blockage risk - not suitable where there is excessive vegetation matter present
  - Slight reduction in road shoulder, stormwater, flow capacity
  - Potential obstruction/hazard to non-vehicle users

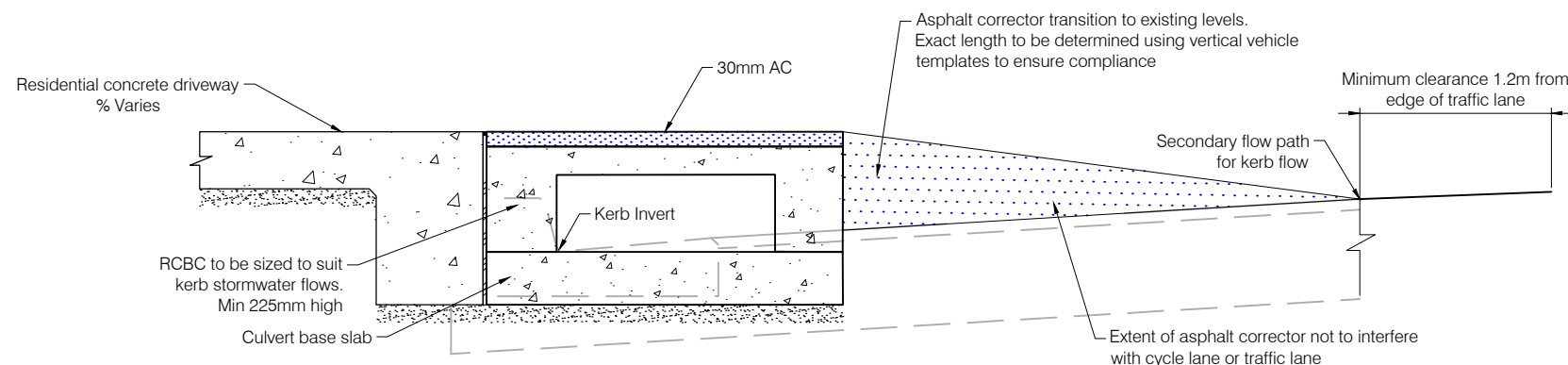
**Option 4: 100mm channel at kerb invert**  
NTS



**Design Considerations**

- Positives:**
- Improve vertical vehicle clearance where there is a significant difference in height between road shoulder and property levels.
  - Grates make for easier clearance of debris
- Negatives:**
- Less smooth transition for vehicles.
  - Minor noise increase
  - Minor blockage risk
  - Significant reduction in road shoulder, stormwater, flow capacity (potentially only suitable for extremely wide shoulders)
  - Medium blockage risk

**Option 5: Grated vehicle crossing**  
NTS



**Design Considerations**

- Positives:**
- Improve vertical vehicle clearance where there is a significant difference in height between road shoulder and property levels.
- Negatives:**
- Less smooth transition for vehicles.
  - Minor blockage risk
  - Significant reduction in road shoulder, stormwater, flow capacity (potentially only suitable for extremely wide shoulders)
  - Medium blockage risk

**Option 6: RCBC with 30mm asphalt overlay over culvert**  
NTS

**NOTES**

- All reinforcing for options 1-4 to be as per sheet 1 for relevant crossing type.
- Option 5 & 6 - refer project specific drawings for structural details.
- All modified treatment options to have vertical vehicle template checks to comply with AS2890.1 (Vehicle B85 or B99 as applicable)
- Consideration of impacts on stormwater flooded widths by selected option to be assessed by project engineer for compliance with minor & major stormwater events
- Modified treatments for constrained applications on this drawing require an application to council and a specific site approval by council.
- Options 1 to 6 generally provide increasing complexity and interference/loss of amenity to road users, therefore higher level options are considered less desirable by council and will not be accepted without reasonable consideration and assessment of the lower level options.
- The development application to council proposing the selected access crossover treatment design shall include:
  - Documented design drawings
  - Justification in writing for the selected higher level treatment options
  - Reasons why simpler lower level treatments and the standard treatment not be adopted
- Justification of the selected higher level treatment option shall include design considerations of the following where relevant:
  - Location, function, road geometry, road hierarchy and posted speed limit
  - Obstruction and hazard presented to all road users including vehicles, cyclists and pedestrians
  - Obstruction to stormwater drainage including risk of flooding of traffic lanes
  - Potential for debris to block stormwater flow
  - Roadway and stormwater channel maintenance and cleaning
  - Safety of roadway access and egress for crossover users
  - Adequate and safe vertical vehicle clearance

A	ORIGINAL ISSUE	05/12/23
	REVISIONS	DATE

**DISCLAIMER**

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**ACCESS CROSSOVERS**  
Sheet 2 of 2  
Modified Treatments For Constrained Applications

Standard Drawing	
<b>S1015</b>	
A	



SARA reference: 2310-37356 SRA  
 Council reference: CA2023\_5420/1  
 Applicant reference: KRDP5: Gurner

25 March 2024

Chief Executive Officer  
 Douglas Shire Council  
 PO Box 723  
 Mossman QLD 4873  
 enquiries@douglas.qld.gov.au

Attention: Neil Beck

Dear Sir/Madam

## SARA referral agency response – 97, 107, 109-111 and 113 Davidson Street, Port Douglas

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 24 October 2023.

### Response

---

Outcome:	Referral agency response – with conditions
Date of response:	25 March 2024
Conditions:	The conditions in <b>Attachment 1</b> must be attached to any development approval
Advice:	Advice to the applicant is in <b>Attachment 2</b>
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b>

### Development details

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Description:	Development permit	Material Change of Use for Resort Complex, Short Term Accommodation and Multiple Dwellings  Reconfiguring a Lot (4 Lots into 45 Lots & Common Property)
--------------	--------------------	---

SARA role:	Referral agency
SARA triggers:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 (Planning Regulation 2017) – Reconfiguring a lot near a state-controlled road Schedule 10, Part 9, Division 4, Subdivision 2, Table 3 (Planning Regulation 2017) – Reconfiguring a lot near a state-controlled road intersection Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 (Planning Regulation 2017) – Development impacting on state transport infrastructure Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017) – Material change of use of premises near a state-controlled road and intersection
SARA reference:	2310-37356 SRA
Assessment manager:	Douglas Shire Council
Street address:	97, 107, 109-111 and 113 Davidson Street, Port Douglas
Real property description:	Lots 1 and 2 on RP723702 and Lots 3 and 4 on RP909815
Applicant name:	Davidson Street Port Douglas Developments Pty Ltd
Applicant contact details:	C/- Kelly Reaston Development and Property Services 51 Sheridan Street, Cairns Cairns City QLD 4870 kelly@kellyreaston.com.au
State-controlled road access permit:	This referral included an application for a road access location, under section 62A(2) of <i>Transport Infrastructure Act 1994</i> . Below are the details of the decision: <ul style="list-style-type: none"> <li>• Approved</li> <li>• Reference: TMR23-040852 (500-1805)</li> <li>• Date: 13 March 2024</li> </ul> <p>If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads (TMR) at <a href="mailto:Far.North.Queensland.IDAS@tmr.qld.gov.au">Far.North.Queensland.IDAS@tmr.qld.gov.au</a>.</p>
<i>Human Rights Act 2019</i> considerations:	A consideration of the 23 fundamental human rights protected under the <i>Human Right Act 2019</i> has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

## Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Charlton Best, Senior Planning Officer, on 07 4037 3200 or via email CairnsSARA@dcdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Jamaica Hewston  
A/Manager

cc Davidson Street Port Douglas Developments Pty Ltd, kelly@kellyreaston.com.au

enc Attachment 1 - Referral agency conditions  
Attachment 2 - Advice to the applicant  
Attachment 3 - Reasons for referral agency response  
Attachment 4 - Representations about a referral agency response provisions  
Attachment 5 - Documents referenced in conditions

## Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
<b>Reconfiguring a lot</b>		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 – Reconfiguring a lot near a State-controlled road and Schedule 10, Part 9, Division 4, Subdivision 2, Table 3 – Reconfiguring a lot near a state-controlled road intersection – The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads (TMR) to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
<b>Vehicular access to a state-controlled road</b>		
1.	<p>(a) The road access locations are to be located generally in accordance with TMR Layout Plan (6504 – 4.08km), prepared by Queensland Government Transport and Main Roads, dated 12/03/2024, Reference TMR23-40852 (500-1805), Issue A.</p> <p>(b) Road access works comprising of a separate entry and exit commercial / industrial vehicular crossover must be provided at the road access locations.</p> <p>(c) The road access works must be designed and constructed in accordance with Far North Queensland Regional Organisation of Councils (FNQROC) Standard Drawing S1015 - Access Crossovers, dated 27/08/20, Revision E.</p>	<p>(a) At all times.</p> <p>(b) &amp; (c) Prior to submitting the Plan of Survey to the local government for approval.</p>
2.	<p>(a) The redundant vehicular property accesses as illustrated by TMR Layout Plan (6504 – 4.08km), prepared by Queensland Government Transport and Main Roads, dated 12/03/2024, Reference TMR23-40852 (500-1805), Issue A, must be permanently closed and removed.</p> <p>(b) The kerb and channelling between the pavement edge and the property boundary must be reinstated in accordance with Far North Queensland Regional Council Organisation (FNQROC) Concrete Kerb and Channel, Standard Drawing S1000, dated 27/08/20, Revision G at no cost to the Department of Transport and Main Roads'.</p>	<p>(a) &amp; (b) Prior to submitting the Plan of Survey to the local government for approval.</p>
<b>Stormwater management</b>		
3.	<p>Stormwater management of the development must not cause a worsening to the operating performance of the state-controlled road, such that any works on the land must not:</p> <p>(i) create any new discharge points for stormwater runoff onto the state-controlled road.</p> <p>(ii) concentrate or increase the velocity of flows to the state-controlled road.</p> <p>(iii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road.</p> <p>(iv) surcharge any existing culvert or drain on the state-controlled road.</p>	<p>At all times.</p>

	(v) impede or interfere with any overland flow or hydraulic conveyance from the state-controlled road.	
<b>Material change of use</b>		
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Material change of use exceeding threshold and Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material change of use near a State-controlled road and intersection – The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads (TMR) to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
<b>Public passenger transport</b>		
4.	<p>(a) Provide a dedicated bus setdown facility for private/chartered buses at one of the locations shown on 'Plans – Site Plan – Ground', prepared by Hunt Design, dated 23/1/2024, drawing number DA.3.2, revision 02, as amended in blue by SARA.</p> <p>(b) The bus setdown facility in part (a) of this condition, must be in accordance with the Disability Standards for Accessible Public Transport 2002 made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and the following:</p> <ul style="list-style-type: none"> <li>(i) comprise an indented or partially indented bus zone with minimum capacity for the setdown of one (1) single unit rigid bus of at least 12.5m in length;</li> <li>(ii) be located and designed to facilitate the swept paths of a single unit rigid bus of 12.5m in length and a van (minibus) 5.38m (e.g. Toyota Hiace or similar) in length to enter and exit the site and setdown parallel to the kerb, without obstructing passing vehicles;</li> <li>(iii) include bus zone signs R5-20 at either end of the bus zone and pavement marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls, or the equivalent private signage;</li> <li>(iv) include lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements;</li> <li>(v) include access and hardstand, and shelter with seats, for waiting and boarding/alighting passengers.</li> </ul> <p>(c) RPEQ certification, with supporting documentation, must be provided to the Program Delivery and Operations Unit, Far North Queensland Region within the Department of Transport and Main Roads (<a href="mailto:Far.North.Queensland.IDAS@tmr.qld.gov.au">Far.North.Queensland.IDAS@tmr.qld.gov.au</a>) within the Department of Transport and Main Roads confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.</p>	(a) & (b) Prior to the commencement of use and to be maintained at all times.
5.	<p>(a) Provide an internal pedestrian footpath, including pedestrian crossing arrangement, between the dedicated bus setdown facility required in condition 4 and the hotel lobby.</p> <p>(b) The pedestrian footpath in part (a) of this condition must be in accordance with the following:</p>	(a) & (b) Prior to the commencement of use and to be maintained at all times.

	<ul style="list-style-type: none"> <li>• Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling;</li> <li>• Australasian Pedestrian Facility Selection Tool [V2.2.2] User Guide;</li> <li>• AS1742.10 of the Manual of Uniform Traffic Control Devices, Part 10: Pedestrian Control;</li> <li>• Disability access standards;</li> <li>• Douglas Shire Council standards.</li> </ul>	
6.	<p>(a) Provide a dedicated passenger loading zone, parallel to kerb, at the location shown on 'Plans – Site Plan – Ground', prepared by Hunt Design, dated 23/1/2024, drawing number DA.3.2, revision 02, as amended in blue by SARA.</p> <p>(b) The passenger loading zone in part (a) of this condition must be designed and constructed to include the following:</p> <ul style="list-style-type: none"> <li>(i) a passenger loading zone with minimum capacity for the parking of two (2) vehicles (1 x wheelchair accessible taxi and 1 x standard B99 vehicle) in total, in one continuous zone with entry and exit tapers;</li> <li>(ii) a disability access compliant design that allows for the parking of a wheelchair accessible taxi in accordance with: <ul style="list-style-type: none"> <li>• AS1428.1 - Design for access and mobility;</li> <li>• AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities;</li> <li>• Chapter 7 – Taxi Facilities of the <i>Public Transport Infrastructure Manual 2015</i>; and</li> <li>• the Disability Standards for Accessible Public Transport 2002 - subsection 31(1) of the <i>Disability Discrimination Act 1992</i>;</li> </ul> </li> <li>(iii) passenger loading zone signs - R5-23 (10 minute), placed at either end of the passenger loading zones in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls and the Queensland Manual of Uniform Traffic Control Devices, Part 11: Traffic Controls, Figure C2.2, or the equivalent private signage;</li> <li>(iv) lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements; and</li> <li>(v) access and hardstand, and shelter with seats, for waiting and boarding/alighting passengers.</li> </ul> <p>(c) RPEQ certification, with supporting documentation, must be provided to the <i>Program Delivery and Operations Unit, Far North Queensland Region</i> within the Department of Transport and Main Roads (<a href="mailto:Far.North.Queensland.IDAS@tmr.qld.gov.au">Far.North.Queensland.IDAS@tmr.qld.gov.au</a>) within the Department of Transport and Main Roads confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(a) &amp; (b) Prior to the commencement of use and to be maintained at all times.</p> <p>(c) Prior to the commencement of use.</p>



<b>Stormwater infrastructure</b>		
7.	Stormwater infrastructure must be undertaken generally in accordance with the Drainage Layout Plan, prepared by Applin Consulting, dated 24/04/23, Drawing 23001-SK002, Revision B.	Prior to the commencement of use and to be maintained at all times.
<b>Vehicular access to a state-controlled road</b>		
8.	<p>(a) The road access locations are to be located generally in accordance with TMR Layout Plan (6504 – 4.08km), prepared by Queensland Government Transport and Main Roads, dated 12/03/2024, Reference TMR23-40852 (500-1805), Issue A.</p> <p>(b) Road access works comprising of a separate entry and exit commercial / industrial vehicular crossover must be provided at the road access locations.</p> <p>(c) The road access works must be designed and constructed in accordance with Far North Queensland Regional Organisation of Councils (FNQROC) Standard Drawing S1015 - Access Crossovers, dated 27/08/20, Revision E.</p>	(a) – (c) Prior to the commencement of use and to be maintained at all times.
9.	<p>(a) The redundant vehicular property accesses as illustrated by TMR Layout Plan (6504 – 4.08km), prepared by Queensland Government Transport and Main Roads, dated 12/03/2024, Reference TMR23-40852 (500-1805), Issue A, must be permanently closed and removed.</p> <p>(b) The kerb and channelling between the pavement edge and the property boundary must be reinstated in accordance with Far North Queensland Regional Council Organisation (FNQROC) Concrete Kerb and Channel, Standard Drawing S1000, dated 27/08/20, Revision G at no cost to the Department of Transport and Main Roads'.</p>	(a) & (b) Prior to the commencement of use and to be maintained at all times.

## Attachment 2—Advice to the applicant

<b>General advice</b>	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
<b>Transport noise corridor</b>	
2.	<p>Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated transport noise corridor. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a transport noise corridor are designed and constructed to reduce transport noise. Transport noise corridor means land designated under Chapter 8B of the <i>Building Act 1975</i> as a transport noise corridor. Information about transport noise corridors is available at state and local government offices.</p> <p>A free online search tool can be used to find out whether a property is located in a designated transport noise corridor. This tool is available at the State Planning Policy Interactive Mapping System website: <a href="https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking">https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking</a> and allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land. Transport Noise Corridors are located under Information Purposes within Transport Infrastructure of the State Planning Policy (SPP) mapping system.</p>
<b>Further development permits required</b>	
3.	<p><b>Road Works Approval</b></p> <p>Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works.</p> <p>Please contact the Department of Transport and Main Roads on 4045 7144 to make an application for road works approval.</p> <p>This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>Please contact the Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>

## Attachment 3—Reasons for referral agency response

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(Given under section 56(7) of the *Planning Act 2016*)

### The reasons for the SARA's decision are:

- The proposed development is unlikely to compromise the safety, function, and efficiency of Port Douglas Road, a state-controlled road, or the state-controlled road network.
- The proposed development will not impact on the ability or cost to plan, construct, maintain or operate state transport corridors.
- The development has been conditioned to ensure that vehicular accesses do not adversely impact upon a state-controlled road.
- The development has been conditioned to ensure that stormwater and drainage does not adversely impact on the State-controlled road fronting the site.
- Required connections to council services, essential utilities and infrastructure for the proposed development can be obtained without impacting on the state-controlled road.
- SARA has carried out an assessment of the development application against State code 1: Development in a state-controlled road environment and State code 6: Protection of state transport networks of the State Development Assessment Provisions and has found that with conditions, the proposed development complies with relevant performance outcomes.

### Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The State Development Assessment Provisions (version 3.0)
- The Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- *Human Rights Act 2019*.

## **Attachment 4—Representations about a referral agency response provisions**

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## Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules<sup>1</sup> regarding **representations about a referral agency response**

### Part 6: Changes to the application and referral agency responses

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#### 28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
  - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
  - (c) the applicant has given written agreement to the change to the referral agency response.<sup>2</sup>
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
  - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

## **Part 7: Miscellaneous**

### **30 Representations about a referral agency response**

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.<sup>3</sup>

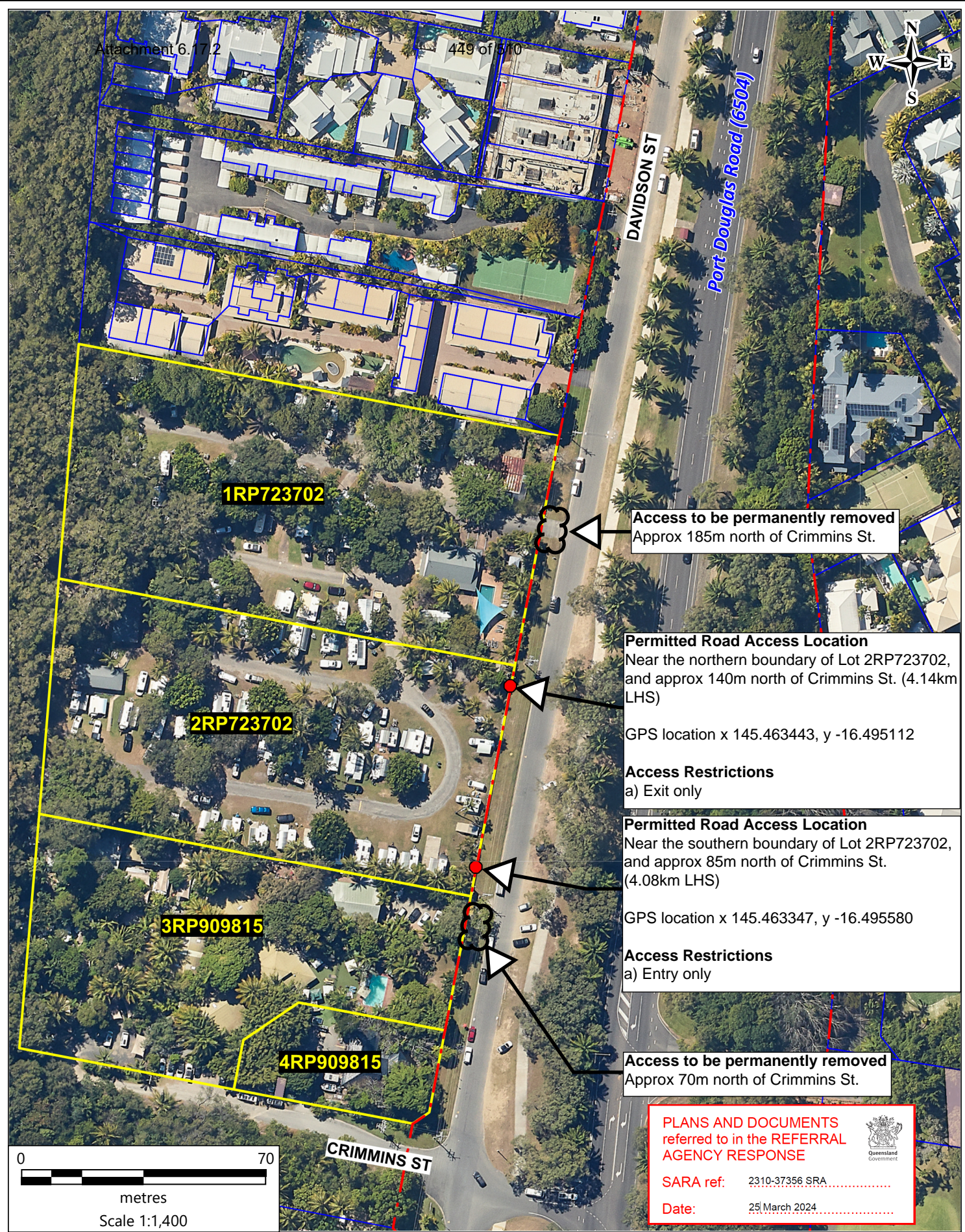
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<sup>3</sup> An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

## **Attachment 5—Documents referenced in conditions**

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**PLANS AND DOCUMENTS**  
referred to in the REFERRAL  
AGENCY RESPONSE

SARA ref: 2310-37356 SRA .....

Date: 25 March 2024 .....




Branch/Unit : **Corridor Management / Far North District**

Projection/Datum : Geocentric Datum of Australia (GDA) 2020

Land parcels
  Easements
  Subject land

State-controlled road corridor

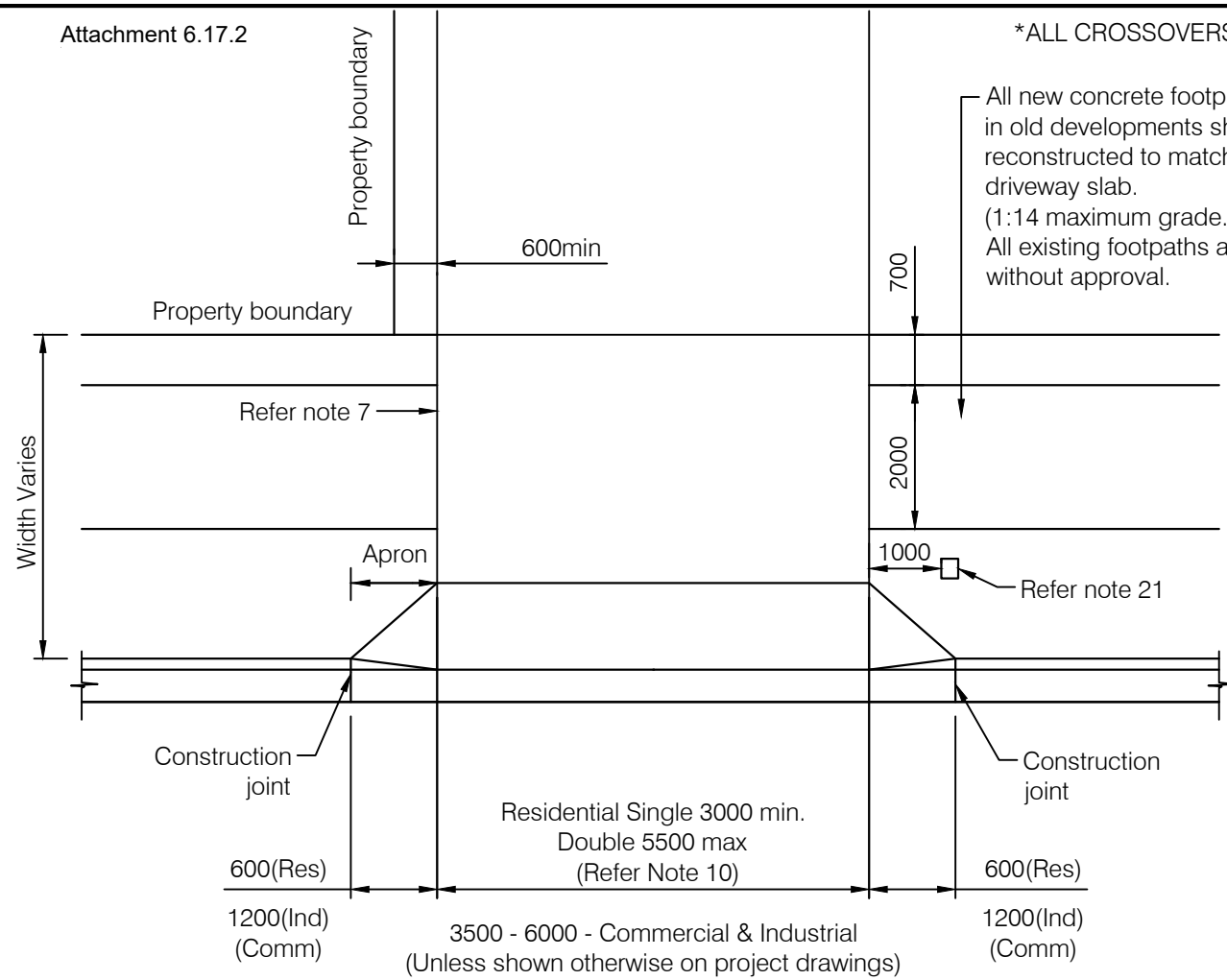
## TMR Layout Plan (6504 - 4.08km)

 Queensland Government Transport and Main Roads					
Plan:	1 / 1	Issue:	A	Date:	12/03/2024
Drawn by:	RPK	File ref:	TMR23-40852 (500-1805)		

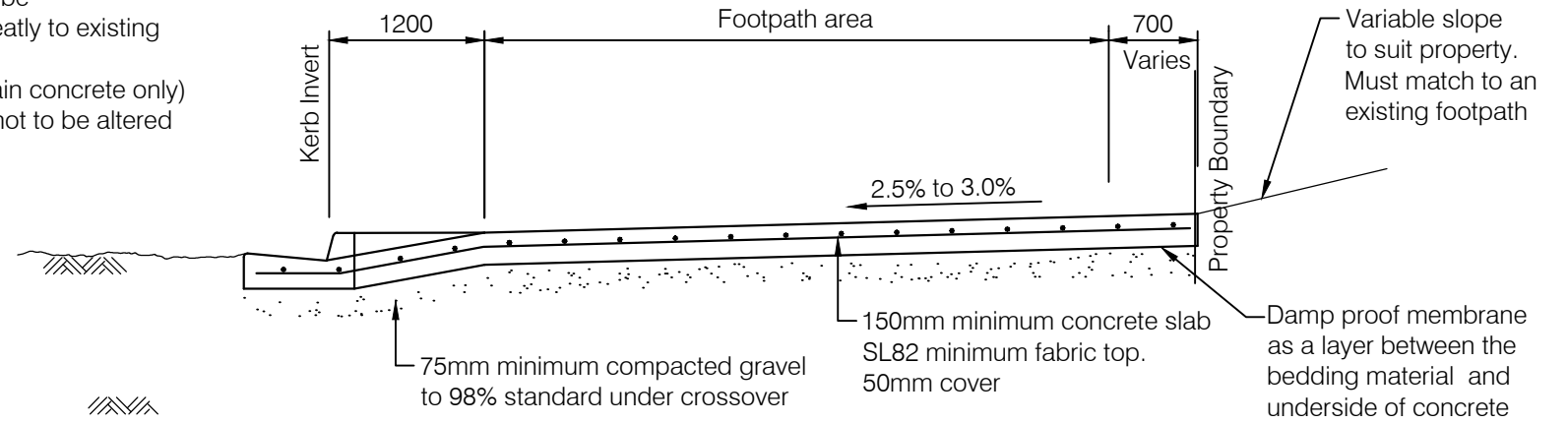
Ordinary Council Meeting - 30 April 2024

© The State of Queensland, 2010 © Pitney Bowes Software Pty Ltd, 2010 © QR Limited, 2010 Based on [Dataset - State Digital Road Network (SDRN)] provided with the permission of Pitney Bowes Software Pty Ltd (Current as at 04 / 10), [Dataset - Rail Centre Line, May 2010] provided with the permission of QR Limited and other state government datasets  
Disclaimer: While every care is taken to ensure the accuracy of this data, Pitney Bowes Software Pty Ltd and/or the State of Queensland and/or QR Limited makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.





PLAN



COMMERCIAL & INDUSTRIAL VEHICLE CROSSING

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

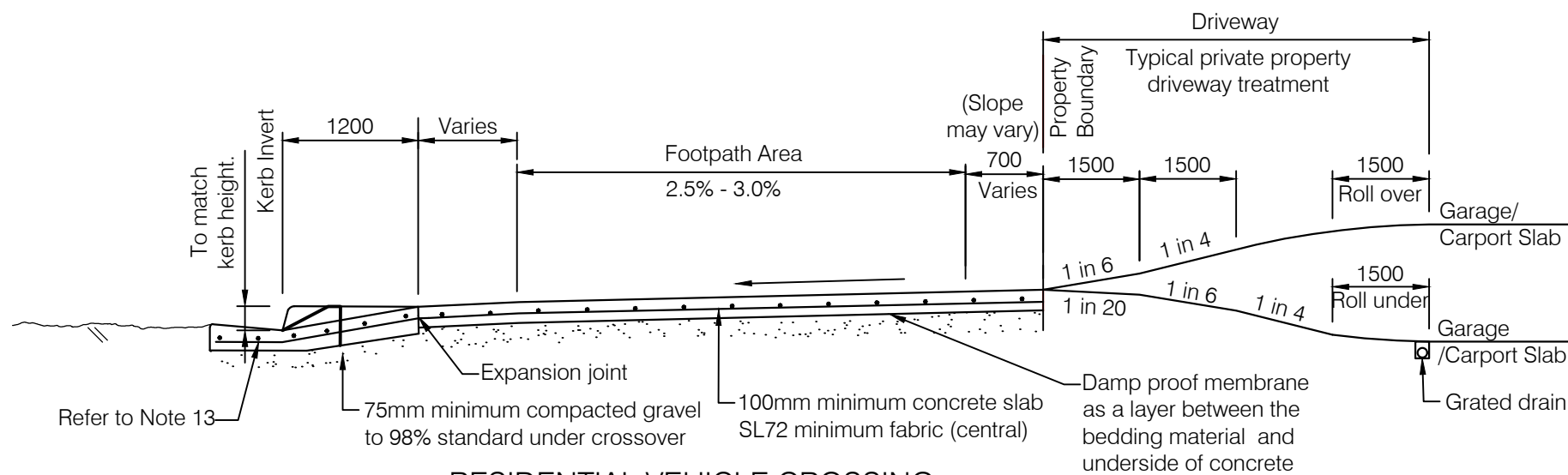


SARA ref: 2310-37356 SRA

Date: 25 March 2024

NOTES

- All joints to existing kerbs shall be sawcut prior to breaking out concrete for removal. Entire section of kerb to be removed.
- Concrete is to be N25 min residential, N32 min. commercial/industrial in accordance with AS1379 and AS3600.
- All concrete to be broom finished.
- Where a concrete footpath abuts a crossing an expansion joint shall be installed and the footpath levels must not be changed.
- Expansion joints to be 10mm thick, closed cell cross linked polyethylene foam (85-150kg/m), 12mm round galvanised dowels @ 600 Ctrs
- Depths of concrete and reinforcing steel shown are minimum requirements for good foundations and average traffic loadings. Where this does not apply, depths of concrete and reinforcing steel shall be increased to suit specific conditions.
- Where an existing footpath is present it is to be sawcut and an expansion joint provided, 12mm round galvanised dowels @ 600 Ctrs.
- Subgrade to be compacted to 95% standard.
- All dimensions are in millimetres.
- 'Residential' refers to single dwelling or duplex. All other crossings as per commercial/industrial details.
- Where new sections of footpath are required, these shall be 2000mm wide and constructed in accordance with standard drawing S1035.
- For cook shire council, fibre can be used in lieu of reinforcement fabric.
- For Layback Kerb Residential Crossing the undamaged tray may be left in situ and 12mm galvanised dowels @ 600mm Ctrs installed.
- Relocating or removal of a street tree requires an approval.
- Stormwater downpipe outlets to be located clear of crossover and Aprons.
- Refer to FNQROC Development Manual Section D9 for street tree clearances.
- Driveway to be 500mm clear of electrical pillars.
- Driveway edge to be 1m clear of light and power poles.
- All new downpipe connectors to kerb + channel are to use kerb adapter to match kerb profile
- Refer to S2005 where hydrants are located in driveways.
- Minimum 1m clearance from edge of driveways to utilities including adjacent power poles, light poles and junction boxes, etc.



RESIDENTIAL VEHICLE CROSSING

(OPTIONAL KERB TYPE)

Department of Transport and Main Roads note: Site specific requirements may not reflect this example in its entirety. Drawing details must reflect site specific conditions for Road Works / Road Access Works.

E	NEW DETAIL AND NOTES ADDED	27/08/20
D	VARIOUS MINOR AMENDMENTS	23/10/17
C	VARIOUS MINOR AMENDMENTS	26/11/14
B	NOTE 10 ADDED	13/01/06
A	ORIGINAL ISSUE	12/03/04
REVISIONS		DATE

**DISCLAIMER**

The authors and sponsoring organisations shall have no liability or responsibility to the user or any other person or entity with respect to any liability, loss or damage caused or alleged to be caused, directly or indirectly, by the adoption and use of these Standard Drawings including, but not limited to, any interruption of service, loss of business or anticipatory profits, or consequential damages resulting from the use of these Standard Drawings. Persons must not rely on these Standard Drawings as the equivalent of, or a substitute for, project-specific design and assessment by an appropriately qualified professional.

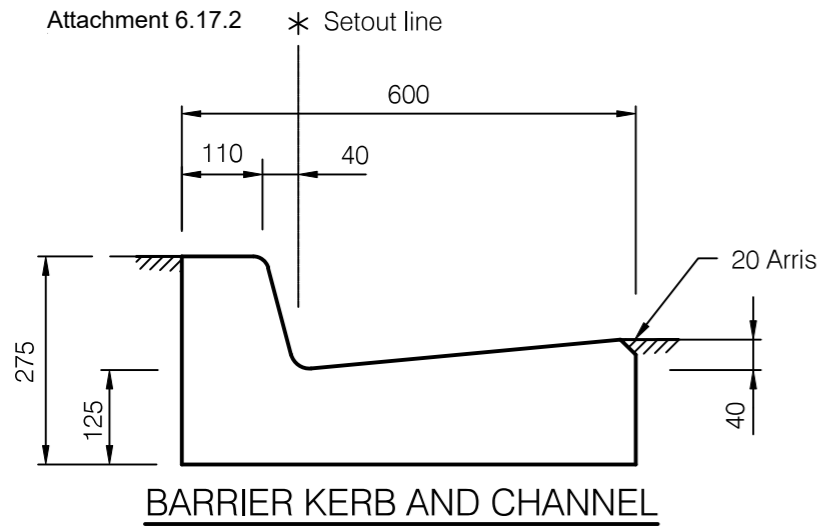


ACCESS CROSSOVERS

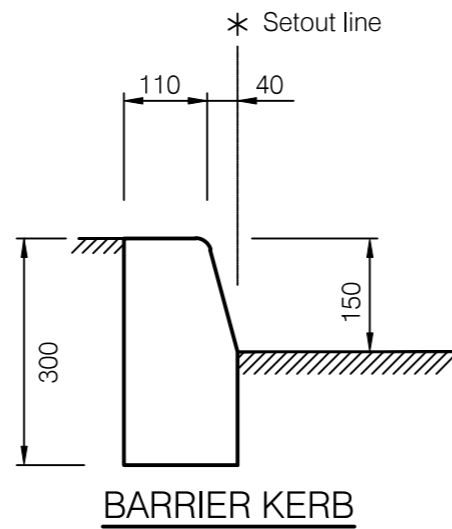
Standard Drawing

S1015

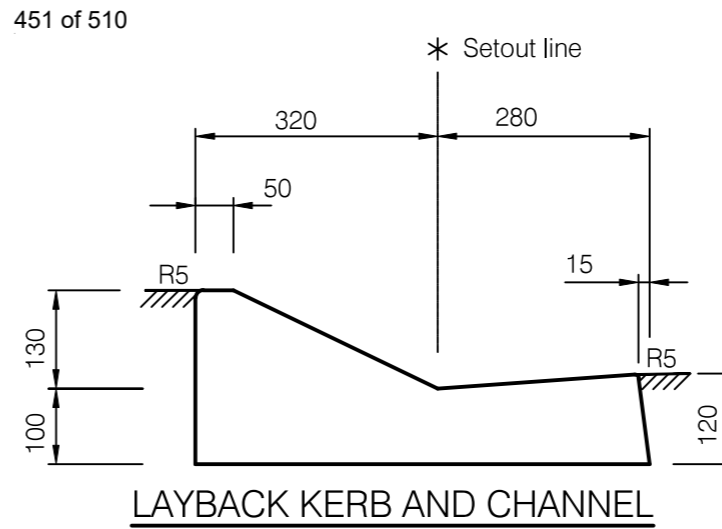
A B C D E



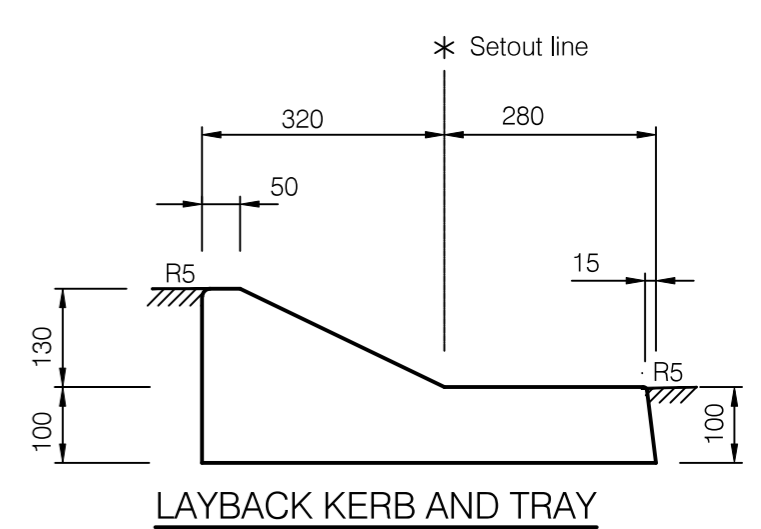
**BARRIER KERB AND CHANNEL**



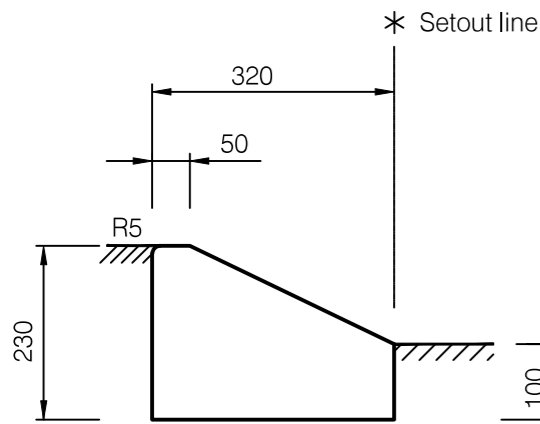
**BARRIER KERB**



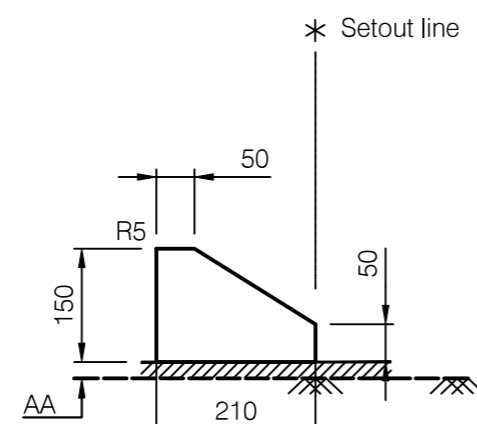
**LAYBACK KERB AND CHANNEL**



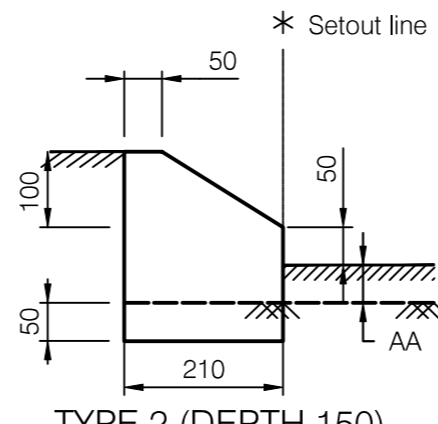
**LAYBACK KERB AND TRAY**



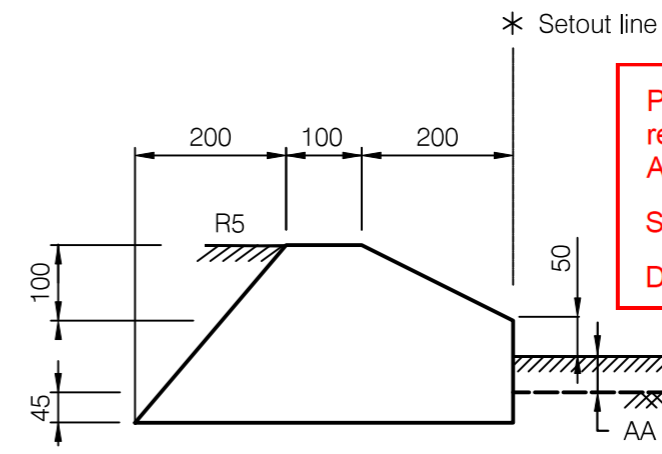
**LAYBACK KERB**



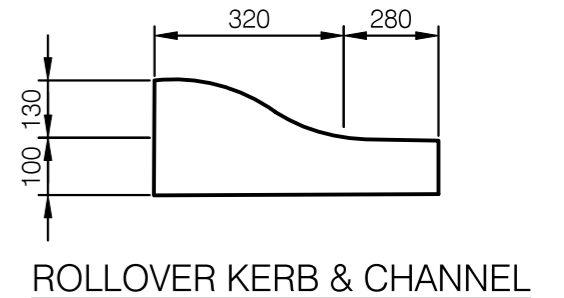
**TYPE 1 (DEPTH 150)  
TYPE 1A (DEPTH 150 + 'AA')**



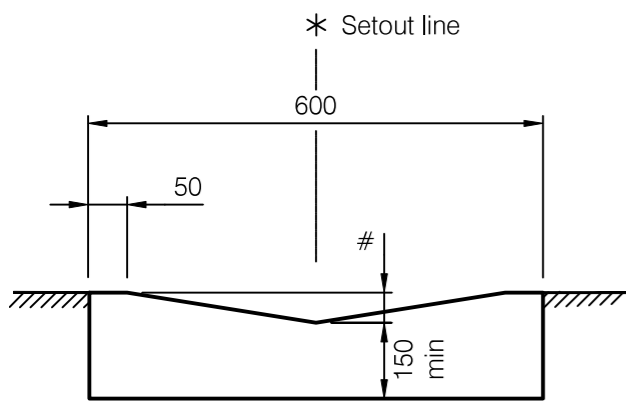
**TYPE 2 (DEPTH 150)  
TYPE 2A (DEPTH 150 + 'AA')  
SEMI-MOUNTABLE KERB**



**TYPE 3 (DEPTH 150)  
TYPE 3A (DEPTH 150 + 'AA')**

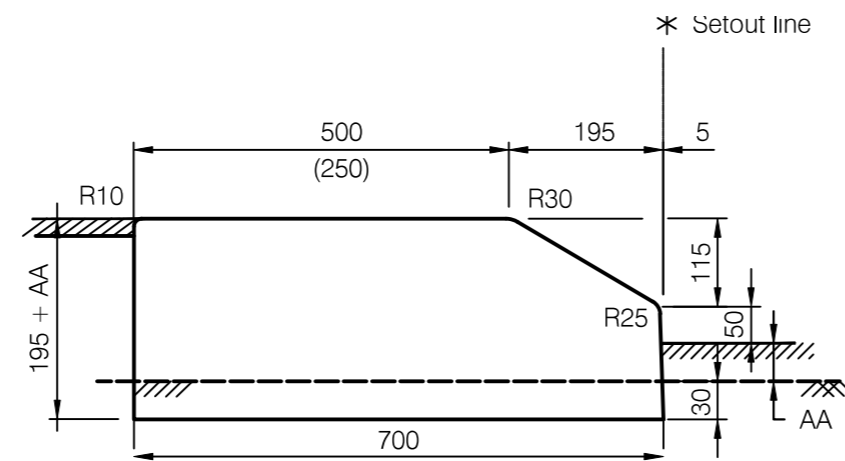


**ROLLOVER KERB & CHANNEL**

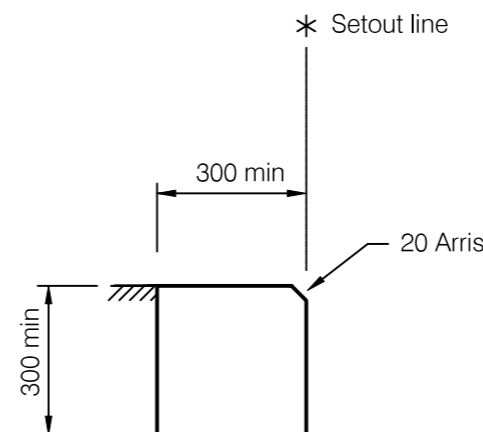


**CONCRETE INVERT**

Type 1 # = 20mm  
Type 2 # = 40mm  
Type 3 # = 75mm



**TYPE 4 (DEPTH 150)  
TYPE 4A (DEPTH 150 + 'AA')  
MAINTENANCE STRIP KERB**




**EDGE RESTRAINT**

**Department of Transport and Main Roads note:**  
Site specific requirements may not reflect this example in its entirety. Drawing details must reflect site specific conditions for Road Works / Road Access Works.

**PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE**

SARA ref: 2310-37356 SRA

Date: 25 March 2024



**NOTES:**

- Concrete N25 min for domestic and N32 min for industrial or commercial use, in accordance with AS1379 and AS3600.
- All dimensions are in millimetres.
- all water capture/directing profiles shall be on grade.
- Batching documentation to be provided on request.
- Saw cut or trowel joints at maximum 4m ctrs.
- AA = Asphalt Allowance, provides for initial asphalt layer and/or future overlay. AA may include the thickness of any combination of: - asphalt corrector course, initial asphalt layers, estimated future asphalt overlay

REVISIONS	DATE
G MINOR AMENDMENTS	27/08/20
F VARIOUS AMENDMENTS	23/10/17
E FGF BARRIER FLUSH KERB ADDED	26/11/14

**DISCLAIMER**

The authors and sponsoring organisations shall have no liability or responsibility to the user or any other person or entity with respect to any liability, loss or damage caused or alleged to be caused, directly or indirectly, by the adoption and use of these Standard Drawings including, but not limited to, any interruption of service, loss of business or anticipatory profits, or consequential damages resulting from the use of these Standard Drawings. Persons must not rely on these Standard Drawings as the equivalent of, or a substitute for, project-specific design and assessment by an appropriately qualified professional.



**CONCRETE KERB & CHANNEL PROFILES & DIMENSIONS**

Standard Drawing  
**S1000**

Amended in blue by SARA on

25 March 2024

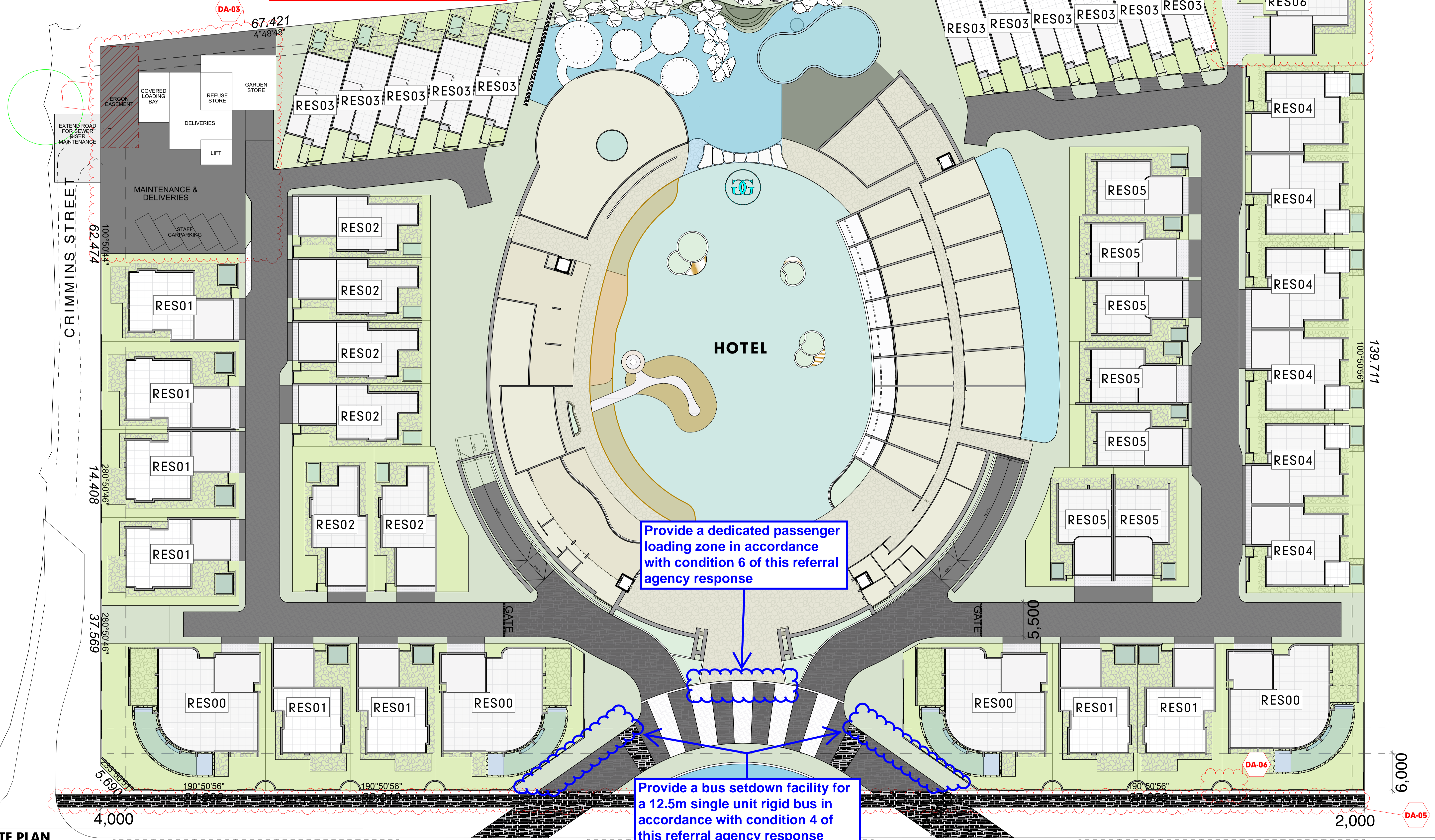
PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE



SARA ref: 2310-37356 SRA

Date: 25 March 2024

RAILWAY SERVICE LINE



Provide a dedicated passenger loading zone in accordance with condition 6 of this referral agency response

Provide a bus setdown facility for a 12.5m single unit rigid bus in accordance with condition 4 of this referral agency response

SITE PLAN  
SCALE 1:300

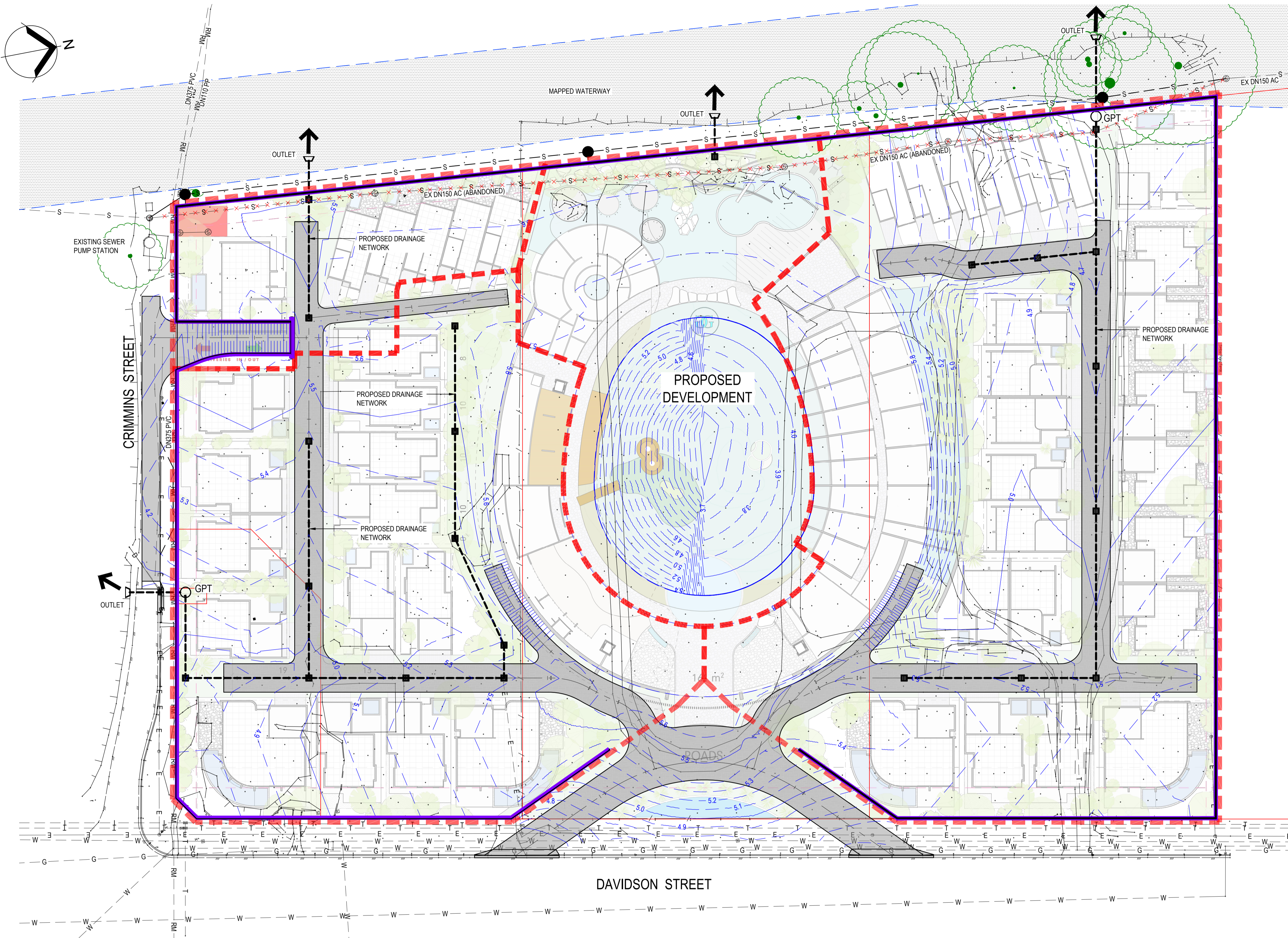
© COPYRIGHT HUNT DESIGN

Ordinary Council Meeting - 30 April 2024

RevID	CHD	CHANGE DESCRIPTION	DATE
01		15/9/2023	
02	DA-03, DA-04, DA-05, DA-06	REMOVAL OF RESIDENCE - ROH @ GROUND LEVEL, REDESIGN OF RESIDENCE, FOOTPATH INCLUSION, FENCE RECESSES	23/1/2024

**HUNT DESIGN**  
 Architecture Master Planning Interiors  
 HUNT DESIGN  
 291 MOWBRAY RIVER ROAD, MOWBRAY  
 T +61 7 4099 0300  
 E architect@huntdesign.com.au  
 W www.huntdesign.com.au  
 ABN: 90514257527

PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia	SCALE REFER DRAWING A1	DRAWN JR	CHECKED G.H.
CLIENT DOUGLAS STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	TITLE PLANS - SITE PLAN - GROUND	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF	SIGNATURE	DATE	
PROJECT NUMBER GU-PD2	LEVEL / LOCATION A	ROLE	REVISION
		DRAWING NO. DA.3.2	STATUS DA
		DATE 23/1/2024	REVISION 02



**PLANS AND DOCUMENTS**  
referred to in the REFERRAL  
AGENCY RESPONSE

SARA ref: 2310-37356 SRA

Date: 25 March 2024



- LEGEND**
- PROPOSED ROADWAY
  - PROPOSED DRAINAGE LINE
  - INTERNAL DRAINAGE CATCHMENT
  - PROPOSED DRAINAGE OUTLET
  - PROPOSED RETAINING WALL
  - PROPOSED TRUNK SEWER GRAVITY MAIN
  - PROPOSED FINISHED SURFACE CONTOURS (0.1m INTERVAL)
  - EXISTING TOP OF BANK
  - EXISTING SEWER GRAVITY MAIN
  - EXISTING SEWER PRESSURE MAIN
  - EXISTING ELECTRICITY (O/H)
  - EXISTING COMMS LINE
  - EXISTING WATER MAIN
  - MAPPED TIDAL WATERWAY

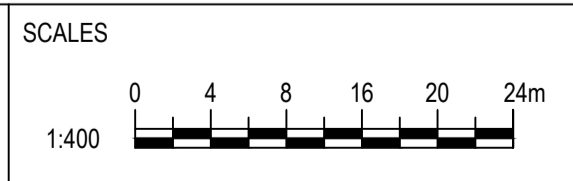
PLAN  
SCALE 1:400

CAD File: 23001-SK002.dwg

REV	DESCRIPTION	DRN	APP	DATE
B	PRELIMINARY ISSUE	GB	GA	24/04/23
A	PRELIMINARY ISSUE	GB	GA	03/04/23
THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF APPLIN CONSULTING. IT MUST ONLY BE USED BY THE NOMINATED CLIENT AND BY ANY PERSON WHO HAS BEEN AGREED TO BY APPLIN CONSULTING FOR THE PURPOSE FOR WHICH IT WAS PREPARED FOR.		CERTIFICATION	RPEQ	

**APPLIN CONSULTING**

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



CLIENT

**GURNER™ GROUP**

DESIGNED  
G. BROWNING

DRAWN  
G. BROWNING

CHECKED  
G. APPLIN

PROJECT  
**THE DAVIDSON BY GURNER**  
**DAVIDSON STREET, PORT DOUGLAS**

TITLE  
**DRAINAGE LAYOUT PLAN**

STATUS <b>PRELIMINARY</b>	
SCALE (AT FULL SIZE) 1:400	SIZE <b>A1</b>
DRAWING NUMBER <b>23001-SK002</b>	REVISION <b>B</b>

Our ref TMR23-040852 (500-1805)  
 Your ref KRDPS:Gurner  
 Enquiries Ronald Kaden



13 March 2024

Department of  
**Transport and Main Roads**

## Decision Notice – Permitted Road Access Location (s62(1) *Transport Infrastructure Act 1994*)

**This is not an authorisation to commence work on a state-controlled road<sup>1</sup>**

Development application reference number CA 2023\_5420/1 (1187897), lodged with Douglas Shire Council involves constructing or changing a vehicular access between Lot 3RP909815, 4RP909815, 2RP723702, 1RP723702, the land the subject of the application, and Port Douglas Road (Davidson Street) (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

### Applicant Details

Name and address Davidson Street Port Douglas Developments Pty Ltd  
 51 Sheridan Street  
 Cairns City QLD 4870

### Application Details

Address of Property 97 Davidson Street, Port Douglas QLD 4877  
 Real Property Description 3RP909815, 4RP909815, 2RP723702, 1RP723702  
 Aspect/s of Development Development Permit for Reconfiguration of a Lot for Resort Complex (Multiple Dwellings & Reconfiguring a Lot (4 Lots into 45 Lots & Common Property)  
 Development Permit for Material Change of Use for Resort Complex (112 rooms and with restaurants and ancillary facilities)

### Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1	The Permitted Road Access Locations are: (a) Near the southern boundary of Lot 2RP723702, and (b) Near the northern boundary of Lot 2RP723702, in accordance with: (i) TMR Layout Plan (6504 - 4.08km) Issue A dated 12/03/2024.	At all times.

<sup>1</sup> Please refer to the further approvals required under the heading 'Further approvals'

No.	Conditions of Approval	Condition Timing
2	Direct access is prohibited between Davidson Street and the subject land at any other location other than the Permitted Road Access Locations described in Condition 1.	At all times.
3	The use of the permitted road access location described in Condition 1 (a) is to be restricted to: a) Entry only	At all times.
4	The use of the permitted road access location described in Condition 1 (b) is to be restricted to: a) Exit only	At all times.
5	Road access works comprising a vehicle access to industrial / commercial standard must be constructed and maintained at the permitted road access locations described in Condition 1, in accordance with: a) FNQROC Standard Drawing S1015 - Access Crossovers	Prior to the commencement of the use of the Road Access Works and to be maintained at all times.
6	The existing road access works situated approximately 70 metres and 185 metres north of Crimmins Street must be removed and all kerb and channel & footpath reinstated between the pavement edge and the property boundary in accordance with Council drawings: a) FNQROC Standard Drawing S1000 - Concrete Kerb and Channel	Prior to completion of Road Access Works for new permitted road access location

### Reasons for the decision

The reasons for this decision are as follows:

- a) The subject site adjoins a two-way service road within the state-controlled road corridor.
- b) The development site, identified as Lot 3 on RP909815, Lot 4 on RP909815, Lot 2 on RP723702 and Lot 1 on RP723702 has vehicular access via Crimmins Street, a local council road and via Davidson Street, a two-way service road with an entry / exit at the Crimmins Street / Davidson Street intersection and a one-way exit via Port Street, a local council road.
- c) The proposed combined development will require a changed vehicular access via Davidson Street.
- d) As the proposed development is seeking a new access and increasing generation, a new section 62 approval is required to be issued by TMR.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

### Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. This decision has been based on the current land use and the historic nature of the access subject to this decision. Be advised that if the land is further developed and/or intensified, the

department will reassess the access requirements in accordance with the department's policies at that time to ensure that the road safety and transport efficiency outcomes for the state-controlled road network are maximised. This may or may not require all future access to be provided via the local road network.

3. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

#### **Further information about the decision**

1. In accordance with section 67(7) of TIA, this decision notice:
  - a) starts to have effect when the development approval has effect; and
  - b) stops having effect if the development approval lapses or is cancelled; and
  - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

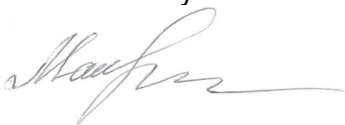
#### **Further approvals**

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, Ronald Kaden, Technical Officer (Development Control) should be contacted by email at [cairns.office@tmr.qld.gov.au](mailto:cairns.office@tmr.qld.gov.au) or on (07) 4045 7151.

Yours sincerely



Liliya Yates  
A/Principal Engineer (Civil)

Attachments: Attachment A – Decision evidence and findings  
Attachment B - Section 70 of TIA  
Attachment C - Appeal Provisions  
Attachment D - Permitted Road Access Location Plan



**Attachment A**  
**Decision Evidence and Findings**

Evidence or other material on which findings were based:

<b>Title of Evidence / Material</b>	<b>Prepared by</b>	<b>Date</b>	<b>Reference no.</b>	<b>Version / Issue</b>
TMR Layout Plan (6504 - 4.08km)	Queensland Government Transport and Main Roads	12 March 2024	TMR23-40852 (500-1805)	A
PLANS - SITE PLAN - GROUND	Hunt Design (With amendments marked in blue by RAPTTA 11/03/2024)	23 January 2024	DA.3.2	02
Access Crossovers	FNQROC	27 August 2020	S1015	E
Kerb and Channel	FNQROC	27 August 2020	S1000	G
Vehicle Access to state- controlled roads policy	Queensland Government Transport and Main Roads	2019	-	-

**Attachment B****Section 70 of TIA**

*Transport Infrastructure Act 1994*

Chapter 6 Road transport infrastructure

Part 5 Management of State-controlled roads

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**70 Offences about road access locations and road access works, relating to decisions under s 62(1)**

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
  - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
  - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
  - (c) obtain any other access between the land and the road contrary to the decision; or
  - (d) use a road access location or road access works contrary to the decision; or
  - (e) contravene a condition stated in the decision; or
  - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
  - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

**Attachment C**  
**Appeal Provisions**

*Transport Infrastructure Act 1994*  
Chapter 16 General provisions

---

**485 Internal review of decisions**

- (1) A person whose interests are affected by a decision described in schedule 3 (the **original decision**) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
  - (a) applies to the review; and
  - (b) provides—
    - (i) for the procedure for applying for the review and the way it is to be carried out; and
    - (ii) that the person may apply to QCAT to have the original decision stayed.

**485B Appeals against decisions**

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
  - (a) applies to the appeal; and
  - (b) provides—
    - (i) for the procedure for the appeal and the way it is to be disposed of; and
    - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
  - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and
  - (b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

- (5) The court may order—
  - (a) the appeals to be heard together or 1 immediately after the other; or
  - (b) 1 appeal to be stayed until the other is decided.
- (6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.
- (7) In this section—

**original decision** means a decision described in schedule 3.

**reviewed decision** means the chief executive's decision on a review under section 485.

*Transport Planning and Coordination Act 1994*  
Part 5, Division 2 – Review of Original Decisions

---

### **31 Applying for review**

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
  - (a) the notice did not state the reasons for the original decision; and
  - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

### **32 Stay of operation of original decision**

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
  - (a) may be given on conditions the relevant entity considers appropriate; and
  - (b) operates for the period specified by the relevant entity; and
  - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.
- (8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

**relevant entity** means—

- (a) if the reviewed decision may be reviewed by QCAT—QCAT; or
- (b) if the reviewed decision may be appealed to the appeal court—the appeal court.

### **35 Time for making appeals**

(1) A person may appeal against a reviewed decision only within—

- (a) if a decision notice is given to the person—28 days after the notice was given to the person; or
- (b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

- (a) the decision notice did not state the reasons for the decision; and
- (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.



**ADOPTED INFRASTRUCTURE CHARGES NOTICE**

Davidson Street Port Douglas Developments Pty Ltd		N/A	0
DEVELOPERS NAME		ESTATE NAME	STAGE
97-113 Davidson Street	Port Douglas	Lot 1 and 2 RP723702 Lot 3 and 4 RP909815	P1683, P1682, P9288, P9289
STREET No. & NAME		LOT & RP No.s	PARCEL No.
Combined Application		CA5420/2023	6
DEVELOPMENT TYPE		COUNCIL FILE NO.	VALIDITY PERIOD (year)
1220650	1	Payment before commencement of use for MCU; and Prior to signing and sealing of survey form for ROL	
DSC Reference Doc. No.		VERSION No.	

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

Proposed Demand	Charge per Use	\$ Rate	Floor area/No.	Amount	Amount Paid	Receipt Code & GL Code	
Accommodation_short_term Resort_complex	\$_per_1_bedroom	\$7,011.94	112	\$785,337.28		Prior arrangement for online payment via invoicing - see below.  Code 895 GL7500.135.825	
Residential Multiple_dwelling	\$_per_3_or_more_bedroom_dwelling	\$26,479.47	43	\$1,138,617.21			
Commercial_retail Food_and_drink_outlet_fast_food_restaurant	\$_per_m²_GFA	\$181.55	737	\$133,802.35			
Essential_services Healthcare_service	\$_per_m²_GFA	\$141.21	330	\$46,599.30			
Total Demand				<b>\$2,104,356.14</b>			
<b>Credit</b>							
<u>Existing land use</u>							
Accommodation_short_term Tourist_park_caravan_or_tent	Tourist_park_caravan_or_tent	\$4,983.81	40	\$199,352.40			
Accommodation_short_term Short_term_accommodation	\$_per_2_bedrooms_in_a_suite	\$10,679.62	20	\$213,592.40			
Accommodation_short_term Tourist_park_caravan_or_tent	\$_per_caravan_or_tent_site	\$4,983.81	106	\$528,283.86			
Accommodation_short_term Tourist_park_cabins	\$_per_1_bedroom_in_a_cabin	\$7,011.94	6	\$42,071.64			
Residential Caretakers_accommodation	\$_per_1_bedroom_dwelling	\$14,503.52	1	\$14,503.52			
Commercial_retail Food_and_drink_outlet_fast_food_restaurant	\$_per_m²_GFA	\$181.55	206	\$37,399.30			
Total Credit				<b>\$1,035,203.12</b>			

Required Payment or Credit **TOTAL** **\$1,069,153.02**

Prepared by	Neil Beck	12-Apr-24	Amount Paid	
Checked by	Dan Lamond	12-Apr-24	Date Paid	
Date Payable	MCU - prior to the commencement of use		Receipt No.	
Amendments		Date	Cashier	

**Note:**

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

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

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

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

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