

**5.2. MATERIAL CHANGE OF USE DEVELOPMENT APPLICATION 24 MUDLO STREET, PORT DOUGLAS (COMBINED APPLICATION FOR RECONFIGURING A LOT AND MULTI-UNIT HOUSING)**

<b>REPORT AUTHOR(S)</b>	Daniel Lamond, Planning Officer
<b>GENERAL MANAGER</b>	Paul Hoyer, Manager Sustainable Communities
<b>DEPARTMENT</b>	Development Assessment and Coordination
<b>PROPOSAL</b>	Combined Application (Reconfigure a Lot - 1 into 3 lots & a Material Change of Use for Multi-Unit Housing)
<b>APPLICANT</b>	N D Verri C/- Planning Plus Pty Ltd PO Box 8046 CAIRNS QLD 4870
<b>LOCATION OF SITE</b>	24 Mudlo Street PORT DOUGLAS
<b>PROPERTY</b>	Lot 60 on PTD20911

**LOCALITY PLAN**



**Figure 2 - Locality Plan**

<b>LOCALITY</b>	Port Douglas and Environs
<b>PLANNING AREA</b>	Tourist and Residential
<b>PLANNING SCHEME</b>	Douglas Shire Planning Scheme 2006
<b>REFERRAL AGENCIES</b>	There are no Referral Agencies for this application
<b>NUMBER OF SUBMITTERS</b>	There were no submitters for this application
<b>STATUTORY ASSESSMENT DEADLINE</b>	9 December 2016
<b>APPLICATION DATE</b>	28 July 2016

### RECOMMENDATION

That Council approves the combined development application to Reconfigure a Lot - 1 into 3 lots and Material Change of Use for Multi-Unit Housing over land described as Lot 60 on PTD20911, located at 24 Mudlo Street, PORT DOUGLAS, subject to the following:

#### **MATERIAL CHANGE OF USE**

#### **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	Sheet 1, Prepared by Nathan Verri.	19 July 2016
Floor Plans	Sheet 2, Prepared by Nathan Verri.	19 July 2016
Elevations	Sheet 3, Prepared by Nathan Verri.	19 July 2016
Area Plan General	Sheet 4, Prepared by Nathan Verri.	19 July 2016
Area Plan Site Cover	Sheet 5, Prepared by Nathan Verri.	19 July 2016
Area Plan Gross Floor Area	Sheet 6, Prepared by Nathan Verri.	19 July 2016
3D Views NE & NW	Sheet 7, Prepared by Nathan Verri.	19 July 2016
3D Views SE & SW	Sheet 8, Prepared by Nathan Verri.	19 July 2016
Pictorial NE & NW	Sheet 9, Prepared by Nathan Verri.	19 July 2016
Pictorial SE & SW	Sheet 10, Prepared by Nathan Verri.	19 July 2016

#### **ASSESSMENT MANAGER CONDITIONS**

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
  - a. The specifications, facts and circumstances as set out in the application submitted to Council; 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.**

### **Air-conditioning Screens**

- 3. Air-conditioning units located above ground level and visible from external properties and the street must be screened with appropriate materials to improve the appearance of the building. Such screening must be completed prior to the Commencement of Use.**

### **Damage to Council Infrastructure**

- 4. In the event that any part of Council's existing sewer/water or road infrastructure is damaged as a result of construction activities occurring on the site, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at no cost to Council.**

### **Water Supply and Sewerage Works External**

- 5. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:**
  - a. Augment existing water supply infrastructure to provide adequate water supply to the development. The extension of the water main must have regard to the ultimate configuration of the development;**
  - b. Augment existing sewer main to ensure each proposed unit is adequately controlled by sewer;**
  - c. Upgrade to the extent necessary water supply and sewer connections to cater for the demand of the development;**

**The external works outlined above constitute Operational Works. Approval for Operational Works must be obtained prior to the issue of a Development Permit for Building Work. Such works must be designed and constructed in accordance with the FNQROC Development Manual. All works must be completed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to Commencement of Use.**

### **Vehicle Parking**

- 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 manoeuvring areas must be imperviously sealed, drained and line marked.**

## **Lighting**

- 7. All lighting installed upon the premises including car parking areas must be certified by Ergon Energy (or such other suitably qualified person). The vertical illumination at a distance of 1.5 metres outside the boundary of the subject land must not exceed eight (8) lux measured at any level upwards from ground level.**

## **Protection of Significant Street Trees**

- 8. Undertake a survey identifying the street trees at the Beryl Street verge. Indicate the diameter, canopy cover and root sprawl of the significant street trees. Detail how the proposed access to each dwelling relates to each of the significant street trees and how this may effect a consequent amendment to design.**

**An investigation to develop the most appropriate driveway access and to determine the least impact on the significant street trees within the road reserve of Beryl Street must be undertaken by an appropriately qualified arborist. Regard must be given to Australian Standard 4970-2009/Amdt 1-2010 (Protection of Trees on Development Sites). This investigation will be paramount in determining driveway access and footpath development. A plan detailing the above requirements must be submitted to Council for endorsement by the Chief Executive Officer prior to the issue of the development permit for building work.**

## **External Works**

- 9. Undertake the following works external to the land at no cost to Council:**
  - a. Provide three vehicle crossovers and aprons to Beryl Street. The location and design of the access must not detrimentally impact on the significant street trees on the road verge of Beryl Street. The location and the design of vehicle access to the site will be in accordance with advice and recommendations of an appropriately qualified arborist to ensure the health of the trees as detailed in other conditions of the Development Permit;**
  - b. Undertake planting of a 600mm wide garden bed with appropriate species along the exterior edge of the perimeter fence on the Mudlo and Beryl Street road reserve.**
  - c. Construct a 1500mm wide concrete footpath across the Beryl Street frontage in accordance with the FNQROC Development Manual. The footpath must not detrimentally impact on the significant street trees on the road verge of the street.**
  - d. Repair any damage to existing 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.**

Three (3) copies of a plan of the works at A1 size and one (1) copy at A3 size of the above works must be endorsed by the Chief Executive Officer. Such work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to Commencement of Use.

#### **Timing of Lot Reconfiguration**

10. The development of the Multi-Unit Housing component of the application must be complete prior to Council endorsement of survey plans.

#### **Demolish Structures**

11. 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.

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

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

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

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

#### **Emissions**

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

#### **Storage of Machinery and Plant**

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

#### **Landscaping Plan**

15. The site must be landscaped in accordance with details included on a Landscaping Plan. The Landscaping Plan must detail the following:
  - b. Deep planting of setback areas and planter beds within the development;
  - e. Landscaping of areas and treatments external to the development as detailed in conditions of approval;

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

**Two (2) A1 copies and one (1) A3 copy of the landscape plan must be endorsed by the Chief Executive Officer. The approval and completion of all landscaping works must be undertaken in accordance with the endorsed plan prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first. Landscaped areas must be maintained at all times to the satisfaction of the Chief Executive Officer.**

#### **Lawful Point of Discharge**

16. **All stormwater from the property must be directed to a lawful point of discharge being Mudlo Street or Beryl Street, such that it does not adversely affect surrounding properties or properties downstream from the development.**

#### **Ponding and/or Concentration of Stormwater**

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

#### **Minimum Fill and Floor Levels**

18. **All floor levels in all buildings must be located 300mm above the Q100 flood immunity level, plus any hydraulic grade effect (whichever is the greater), in accordance with FNQROC Development Manual and Planning Scheme requirements.**

#### **Sediment and Erosion Control**

19. **Soil and water management measures must be installed/implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the Environmental Protection Act 1994, and the FNQROC Development Manual).**

#### **Refuse Storage Area**

20. **The refuse bin enclosure must be roofed, bunded, and connected to sewer with a bucket trap. A hose cock fitting must also be provided to the refuse facility.**

#### **Construction Signage**

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

- a. Developer;
- b. Project Coordinator;
- c. Architect/Building Designer;
- d. Builder;
- e. Civil Engineer;
- f. Civil Contractor;
- g. Landscape Architect.

**Sediment and Erosion Control**

22. Soil and water management measures must be installed / implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the Environmental Protection Act 1994, and the FNQROC Development Manual).

**Boundary Fence Height**

23. Advice is to be sought by an RPEQ certified traffic engineer or equivalent pertaining to the perimeter fence height at the corner of Mudlo and Beryl Street. The advice is to determine whether the fence needs to be truncated or lowered.

**Plan of Subdivision**

25. A Plan illustrating the future reconfiguration of the lot must be submitted to Council for endorsement by the Chief Executive Officer prior to the issue of a development permit for building work.

**RECONFIGURATION OF A LOT**

**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
Sub-division plan to be provided	TBA	TBA

**ASSESSMENT MANAGER CONDITIONS**

- 1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
  - a. The specifications, facts and circumstances as set out in the application submitted to Council; 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.**

### **Fire Separation**

- 3. The boundary placement between each dwelling must be in accordance with the National Construction Code and in particular, the building setbacks from the side boundaries must comply with the fire regulations within the code.**

### **Timing of Lot Reconfiguration**

- 4. The development of the Multi-Unit Housing component of the application must be complete prior to Council endorsement of survey plans.**

### **ADVICE**

- 1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of sections 339 and 341 of the *Sustainable Planning Act 2009*.**
- 2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.**
- 3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.**

### **Infrastructure Charges Notice**

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

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

**Please note that this Decision Notice and the Adopted Infrastructure Charges Notice are stand-alone documents. The Sustainable Planning Act 2009 confers rights to make representations and appeals in relation to a Decision Notice and an Adopted Infrastructure Charges Notice separately.**



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

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

5. For information relating to the *Sustainable Planning Act 2009* log on to [www.dilgp.qld.gov.au](http://www.dilgp.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).

#### LAND USE DEFINITIONS\*

In accordance with the *Douglas Shire Planning Scheme 2006*, the approved land use of Multi-Unit Housing is defined as:

##### *Multi-Unit Housing*

*Means the use of premises comprising two or more dwelling units on one lot for residential purposes.*

*The use includes accommodation commonly described as:*

- *duplexes;*
- *flats;*
- *home units;*
- *apartments;*
- *townhouses;*
- *villa houses; or*
- *a display unit which displays to the general public the type of construction or design offered by the builder/developer, for a maximum period of twelve (12) months and which is then demolished if a freestanding replica or converts to its intended use within the complex.*

\*This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

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## EXECUTIVE SUMMARY

Council is in receipt of a combined development application for a material change of use (3 units of multi-unit housing) and reconfiguration of a lot (1 in to 3 lots), over land located at 24 Mudlo Street, Port Douglas, being formally described as Lot 60 on PTD20911.

The land is currently contained within the Tourist and Residential Planning Area of the Port Douglas and Environs Locality within the Planning Scheme. The allotment has a site area of 1,012m<sup>2</sup>. Existing Multi-Unit Housing and Holiday Accommodation developments surround the site on all its common boundaries. The site currently has two houses established on it with a large central swimming pool separating them.

The proposal is identified as Code Assessable development within the 2006 Douglas Shire Planning Scheme and therefore does not require public notification in accordance with the *Sustainable Planning Act* (2009). The proposal consists of developing three large townhouse style houses on three separate allotments of 339m<sup>2</sup>, each with 16.7 metres of frontage to Beryl Street. The applicant considers the establishment of three dwellings in an integrated arrangement as proposed is considered to be consistent with the existing surrounding land use patterns.

The assessment of the application has identified a number of non-compliance issues with the Planning Scheme that are to be addressed in order to legitimise the use of the premises as proposed. The key non-compliance with the Planning Scheme is the proposed 339m<sup>2</sup> lot sizes which the Scheme requires to be a minimum of 1000m<sup>2</sup> in this planning area. However, when completed the proposed development will consist of three individual houses on three separate titles. In order to achieve this outcome, the multiple dwelling code needs to be addressed as part of Council's assessment and the development fully completed prior to Council issuing a certificate for the subdivision. Despite assessment against the multiple dwelling code, the three houses have better alignment with the requirements of the Building Code of Australia MP1.1- Design and Siting Standard for Single Detached Housing on lots under 450m<sup>2</sup>.

Where the proposal does not comply with the acceptable solutions in the multiple dwelling code, it has been conditioned to comply with the Planning Scheme performance criteria and purpose statements. The proposal will ultimately provide for three robust and functional single detached houses on separate allotments that will complement the appearance of the street.

Overall, the application satisfies the intent of the Planning Scheme and is recommended for approval, subject to conditions.

## TOWN PLANNING CONSIDERATIONS

### Background

The site is contained within the 'Tourist and Residential Planning Area' which requires code assessment for Reconfiguring a Lot and Multi-Unit Housing, within the Port Douglas and Environs locality. The site has had two single detached dwellings developed on it for a number of years.

The two neighbouring allotments on the two common boundaries of the site contain three storey holiday accommodation and multi-unit housing developments. The inclusion of the proposed development is consistent with the pattern, scale and form of surrounding development.

### Proposal

The Combined Development Application is seeking a development permit to Reconfigure a Lot and for Material Change of Use for Multi-Unit Housing. The 1012m<sup>2</sup> allotment is proposed to be cut into three (3) 339m<sup>2</sup> allotments each to be developed with a single detached two storey dwelling. Each allotment has a 16.7 metre street frontage to Beryl Street, which will be the point of access for each of the driveways. Two car parking spaces are provided at each site which meets the requirement of the Planning Scheme. Each house has its own swimming pool and landscaped recreation area.

Two significant street trees exist at the nature strip on the Beryl Street frontage of the site, which will be retained.

### State Planning Requirements

The development application triggers no State referral agencies. The assessment of the application takes into account the State Planning Policy Hazards and Safety mapping. The lower part of the site toward Mudlo Street is identified to be within an erosion prone area and within the medium storm tide inundation coastal hazard area. These threats are considered to be manageable with conditions for minimum floor height levels imposed.

### Douglas Shire Planning Scheme Assessment

Douglas Shire Port Douglas and Environs Planning Locality		Code Applicability	Compliance
<b>Locality</b>	Port Douglas and Environs	✓	Complies
<b>Planning Area</b>	Tourist and Residential	✓	See Comment Below
<b>Defined Use</b>	Combined – Multi-Unit Housing	✓	See Comment Below
<b>Overlay Codes</b>	Acid Sulfate Soils Code	N/A	
	Cultural Heritage and Valuable Sites Code	N/A	
	Natural Hazards Code	N/A	
<b>General Codes</b>	Design and Siting of Advertising Devices Code	N/A	
	Filling and Excavation Code	✓	Complies
	Landscaping Code	✓	See Comment Below
	Natural Areas and Scenic Amenity Code	N/A	
	Reconfiguring a Lot Code	✓	See Comment Below
	Vehicle Parking and Access Code	✓	Complies
	Sustainable Development Code	N/A	

## Compliance Issues

### Tourist and Residential Planning Area Code

**Fence Height-** The proposal includes a two (2) metre high boundary fence, with some parts of the rear wall exceeding two metres in the form of a zero lot building alignment at the rear. This exceeds the acceptable solutions of the Planning Area Code. The code requires a maximum height of 1.2 metres for fences at the main street frontage, and a 1.8-metre-high maximum fence height at the side and rear boundaries. Performance Criteria 4 of the Planning area code requires that perimeter fencing to the frontage of a site is not visually obtrusive and does not detract from the residential character of the area. It is considered that the proposal achieves the performance criteria as the proposed fencing is articulated and broken by large sections of permeable gate, such that over all the fence is not visually obtrusive, does not detract from the character of the area, and does not present a blank façade to the street.

**Site Coverage-** The proposal includes 52.76% site cover at ground level and 32.32% site cover at first floor level. Acceptable Solution A2.1 of the code requires a maximum site coverage of 45% at ground level and 40% at first floor level. The proposal exceeds the acceptable solution on site coverage by 7.76% at ground floor, but substantially clears the acceptable solution at first floor level. The non-compliance is considered negligible as the design does not result in a built form which is bulky or visually intrusive, achieving the Performance Criteria P2. Further, the surrounding pattern of development is predominantly three storey unit development.

**Building Setbacks-** The proposal includes a 5.4 metre building setback to the street frontage at Beryl Street. The acceptable solution requires a 6 metre setback to the street frontage. The eastern side boundary proposes the eave of the house and base of the wall to be sited up to the boundary. The western side boundary achieves a setback of 4.1 metres and the rear of the three houses is sited up to the rear boundary.

Acceptable Solution 3.1 of the code requires the side and rear boundary setbacks to be an average of half the height of the building or 1.5 metres, whichever is the greater. The proposal achieves this on the main street frontage to Mudlo Street. However, does not achieve this to the rear or the eastern side boundary. In favour of the proposal are the setbacks from the adjoining developments to the rear and side boundaries. The unit development to the rear achieves a setback of 5 metres between the building line and the boundary, with the driveway access making the separation. Similarly, the driveway access to the allotment adjoining the eastern side boundary separates the unit development with an eight-metre-wide access. The two significant setbacks the adjoining allotments achieve mitigate the effects of the non-compliances for the proposed setbacks as they allow the proposed development to achieve separation from neighbouring buildings and from road frontages. Further, the character and amenity of the area is maintained due to the large road verges, substantial setbacks from the roads and substantial separation from neighbouring buildings.

**Landscaping-** A6.1 of the code requires a minimum of 35% of the site to be provided as landscaping and recreation area, with 30% of this total area provided as landscaping. Proposed is 29.6% of the total site area as landscaping and recreation. The code also requires that within the site frontage setback area, a minimum width of two metres of

landscaping, including 75% of dense planting and within the side and rear setback areas a minimum width of 1.5 metres of landscaping, including 75% dense planting.

The proposal is considered to meet the performance criteria P6 of the code as the area provided on the ground and first floor is sufficient to provide enough area for recreational amenity to the site users. Conditions will address the requirement in P6 to incorporate dominant tropical vegetation which enhances the streetscape and amenity by way of a landscaping plan approval.

#### Multi-Unit Housing/ Holiday Accommodation/ Retirement Facility Code

**Driveway Access Setback-** Driveway access is required to be set back a minimum of two metres from the side and rear boundaries under acceptable solution A5.3 of the code. The proposal includes a driveway to be sited up to the eastern boundary of the site. All three access driveways will be sited up to the eastern boundaries of the proposed allotments after reconfiguration. It is considered that the proposed siting of the driveway access is safe, convenient and pose minimal impacts on the adjoining allotments.

#### Reconfiguring a Lot Code

**Minimum Lot Size Prescription-** The proposal does not comply with the minimum lot size prescription for the Tourist and Residential Planning Area. The code requires 1000m<sup>2</sup> minimum lot sizes. The proposal includes sub-division into three (3), 336m<sup>2</sup> allotments with a single detached dwelling developed on each site. The integrated arrangement is consistent with the surrounding pattern of development and will take the appearance of low density multi-unit housing.

The proposal is considered to be consistent with Performance Criteria P1 of the code, as the combined application indicates that the design and siting of the proposed houses on each allotment accommodate sufficient open space for recreation, landscaping, access and car parking associated with the particular form of development.

#### Landscaping Code

The proposal is capable of complying by imposing conditions requiring the submission of a Landscaping Plan, to the satisfaction of the Chief Executive Officer.

#### **Referral Agency Requirements**

The application did not trigger any referral agencies.

#### **Public Notification / Submissions**

The application requires 'Code Assessment', under the Sustainable Planning Act 2009, no public notification is required.

#### **ADOPTED INFRASTRUCTURE CHARGES**

The proposed development triggers Adopted Infrastructure Charges. Refer to Attachment 2 to view calculations.

## 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:** Meeting the responsibilities associated with regulating activities through legislation or local law.

Under the *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009*, Council is the assessment manager for the application.

## CONSULTATION

**Internal:** None.

**External:** None.

## COMMUNITY ENGAGEMENT

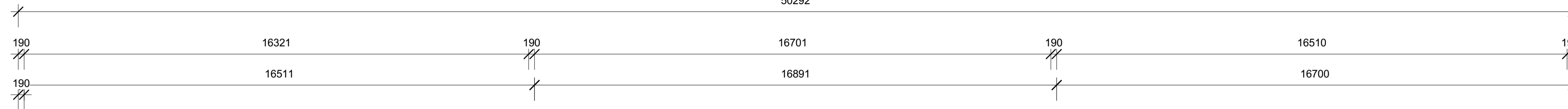
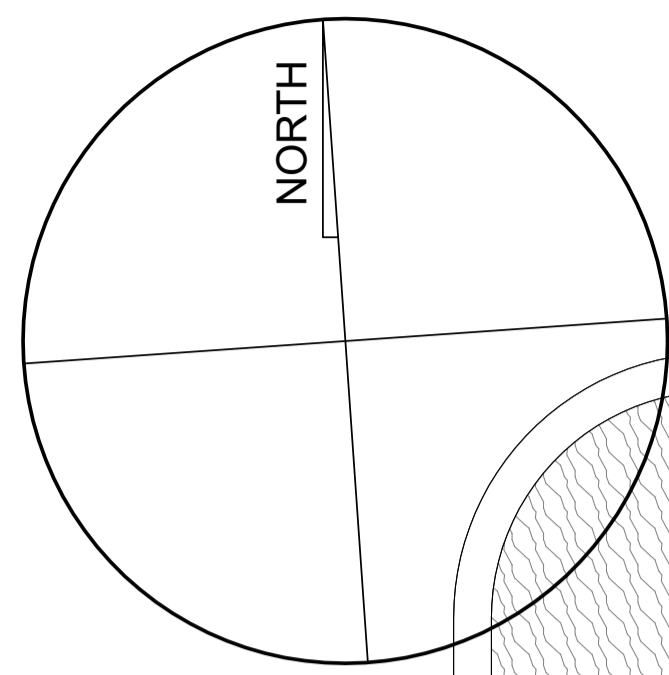
No community engagement was undertaken as the application is 'Code Assessable', under the *2006 Douglas Shire Planning Scheme*.

## ATTACHMENTS

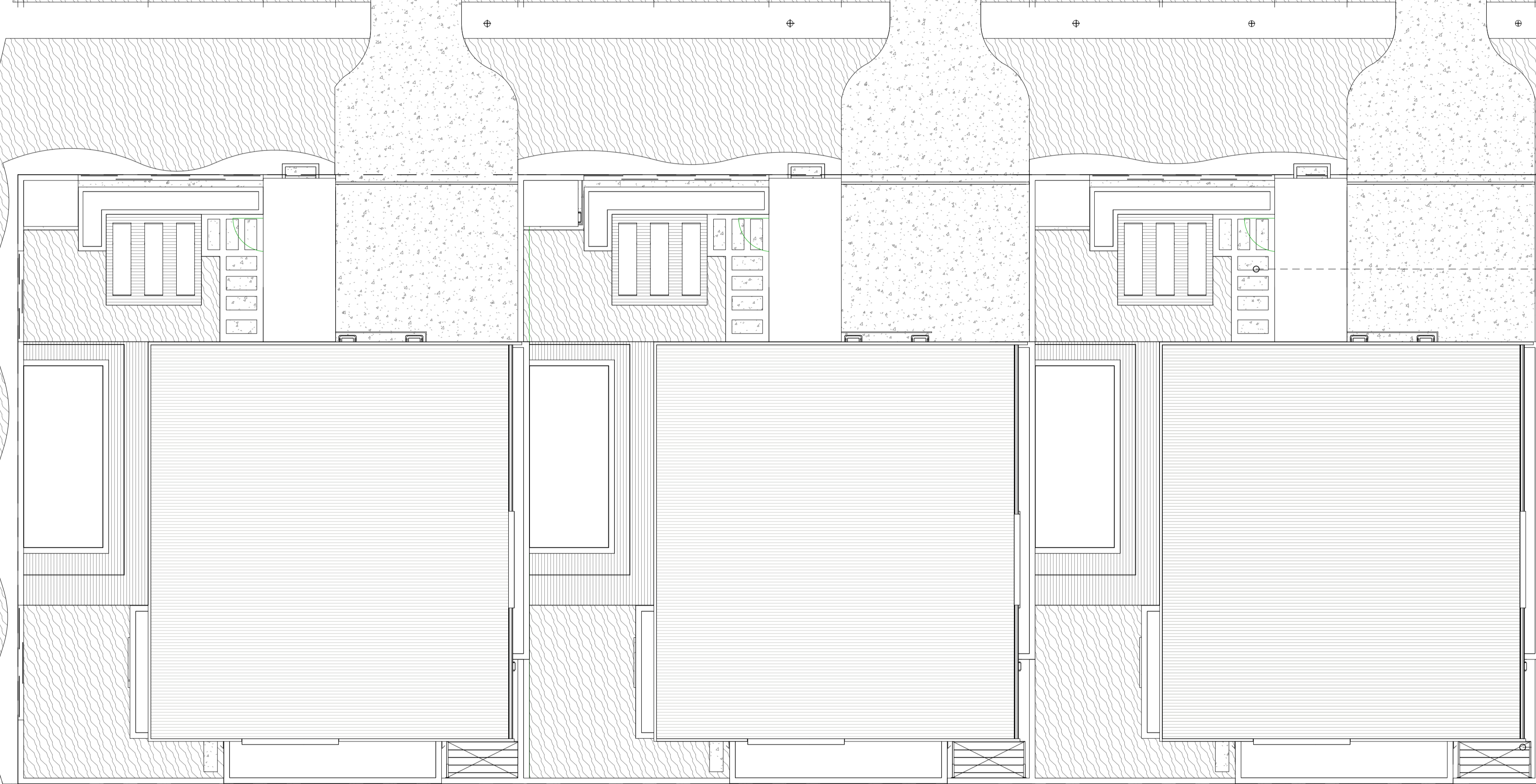
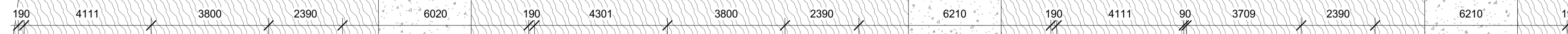
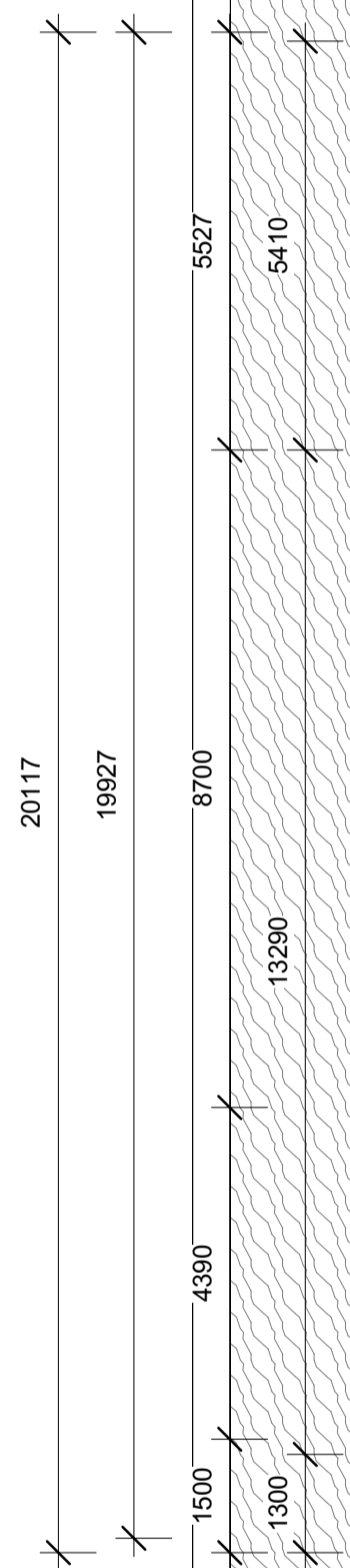
1. Approved Plans and Documents **[5.2.1]**
2. Adopted Infrastructure Charges **[5.2.2]**

# BERYL STREET

50292



# MUDOL STREET

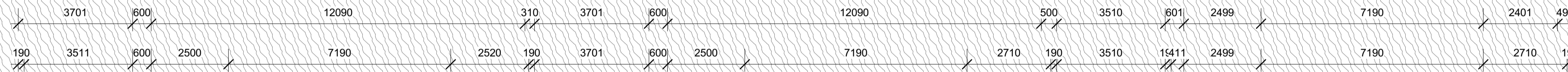
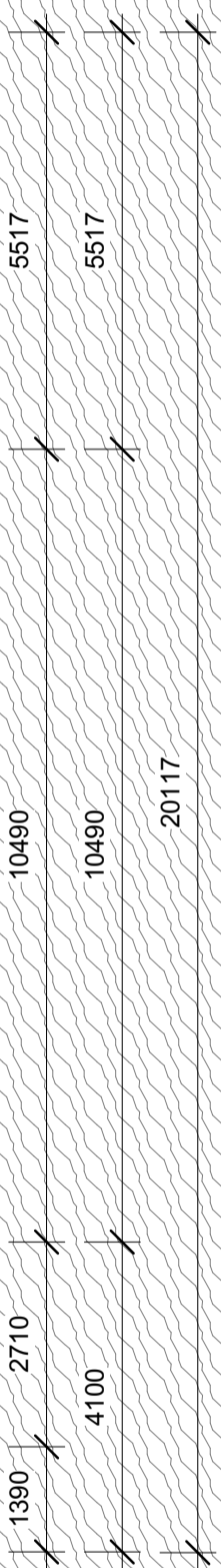


EXISTING SEWER MAN HOLE

EXISTING SEWER CONNECTION

EXISTING SEWER MAIN

EXISTING SEWER CONNECTION



1 Site  
1 : 200

**CLIENT DETAILS**

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS  
ADEQUATE AS CERIFIED

**NOTES**

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**COPY RIGHT!!!**  
**NATHAN VERRI PTY LTD**

SHEET NAME: SITE

SHEET NUMBER: SHEET 1

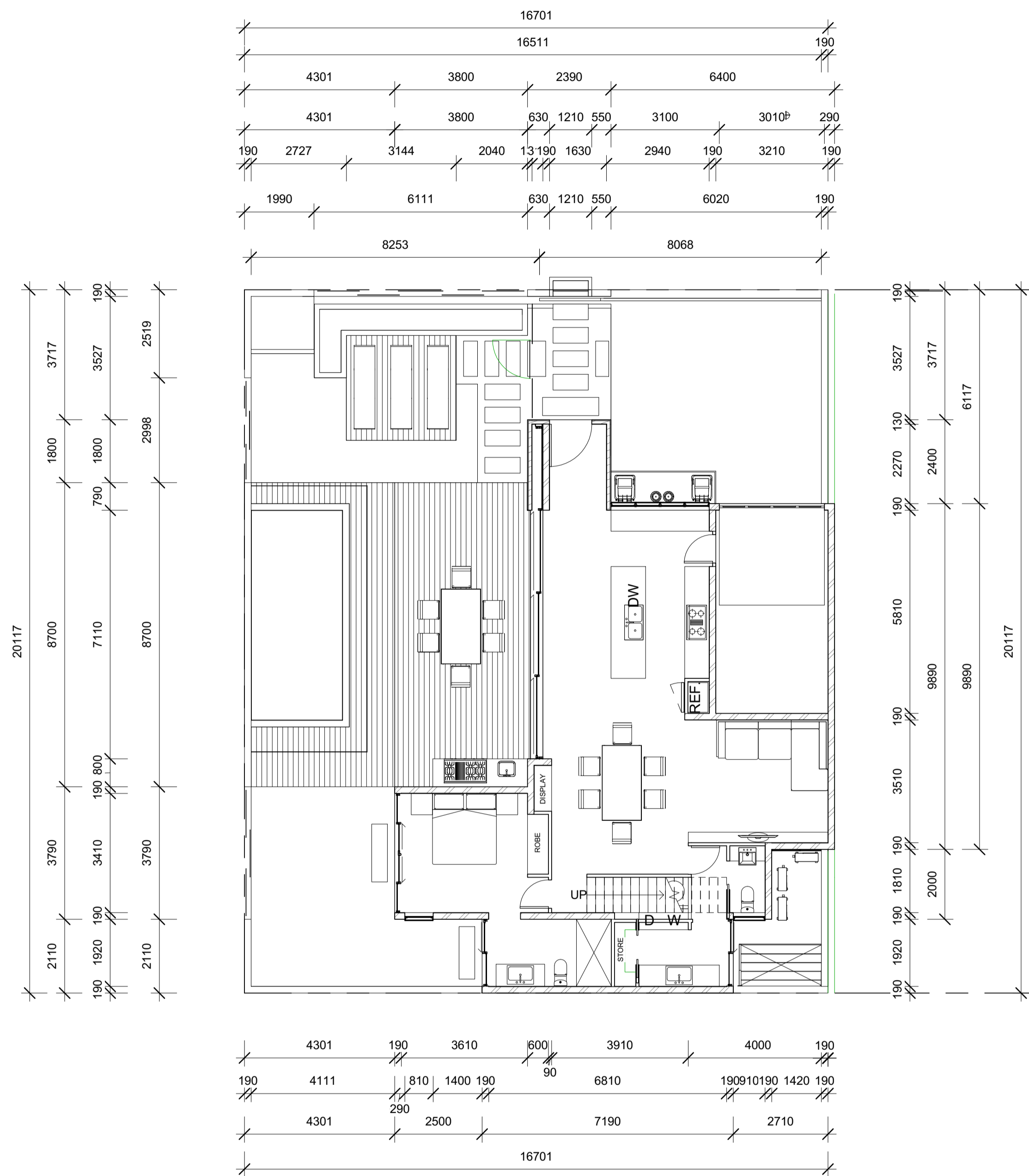
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DESIGNED BY: NATHAN VERRI

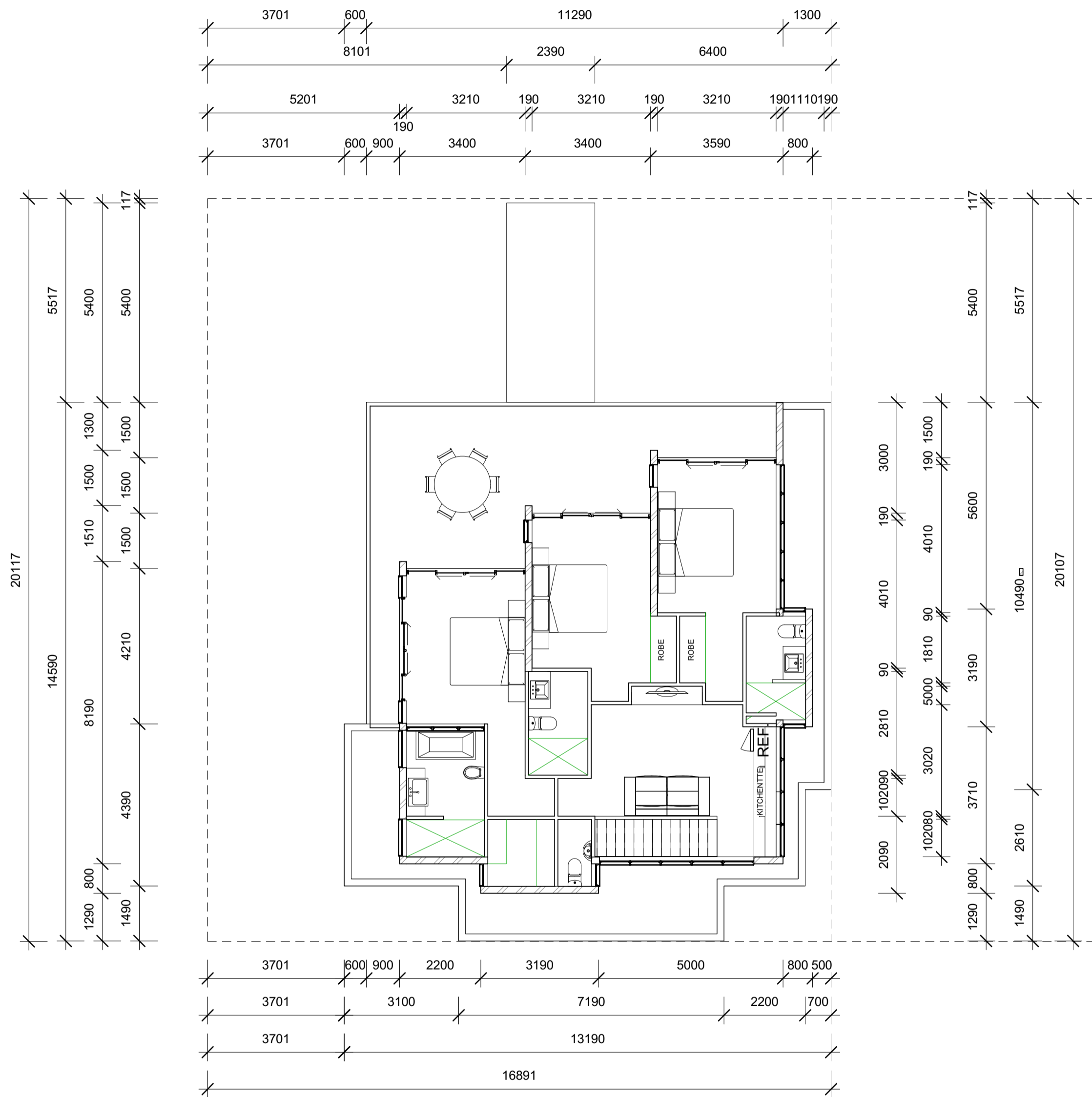
DRAWN BY: NATHAN VERRI



www.nathanverri.com



1 GROUND FLOOR PLAN  
1 : 200



2 FIRST FLOOR PLAN  
1 : 200



www.nathanverri.com

**CLIENT DETAILS**

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS  
ADEQUATE AS CERIFIED

**NOTES**

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**COPY RIGHT!!!**  
**NATHAN VERRI PTY LTD**

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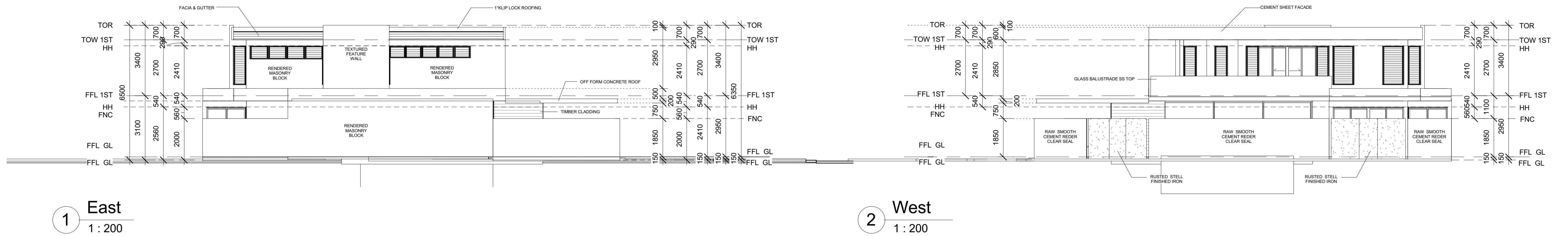
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DESIGNED BY: NATHAN VERRI

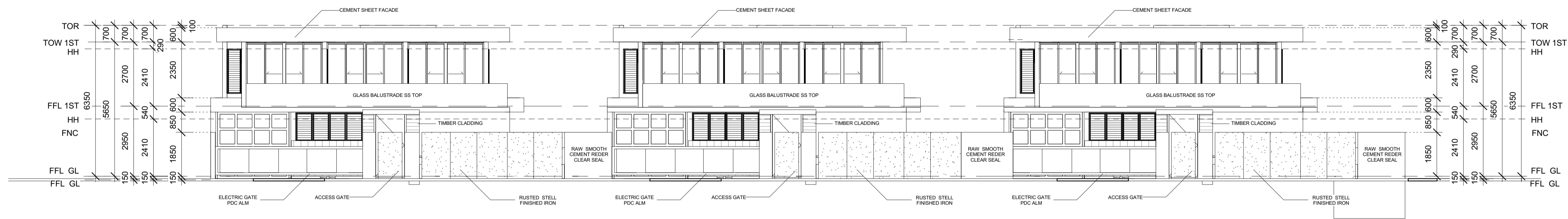
DRAWN BY: NATHAN VERRI



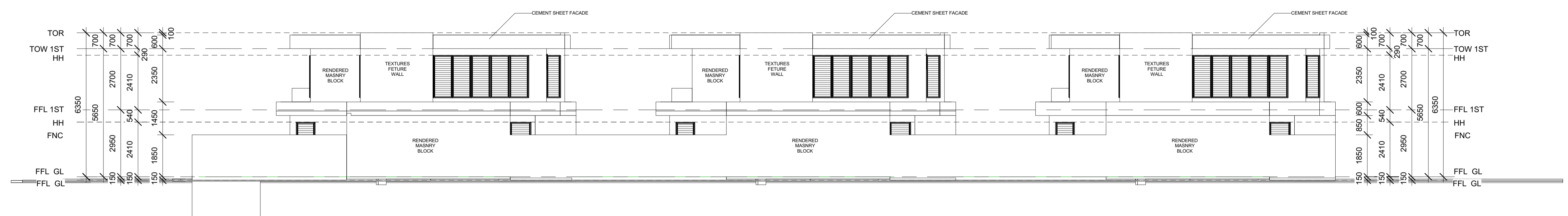


1 East  
1 : 200

2 West  
1 : 200



3 North  
1 : 200



4 South  
1 : 200

**CLIENT DETAILS**

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

**VILLAS ON BERYL**

STRUCTURAL DETAILS  
ADEQUATE AS CERIFIED

**NOTES**

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SHEET NAME: ELEVATIONS

SHEET NUMBER: SHEET 3

DATE: 19/06/2016 9:03:48 PM

DESIGNED BY: NATHAN VERRI

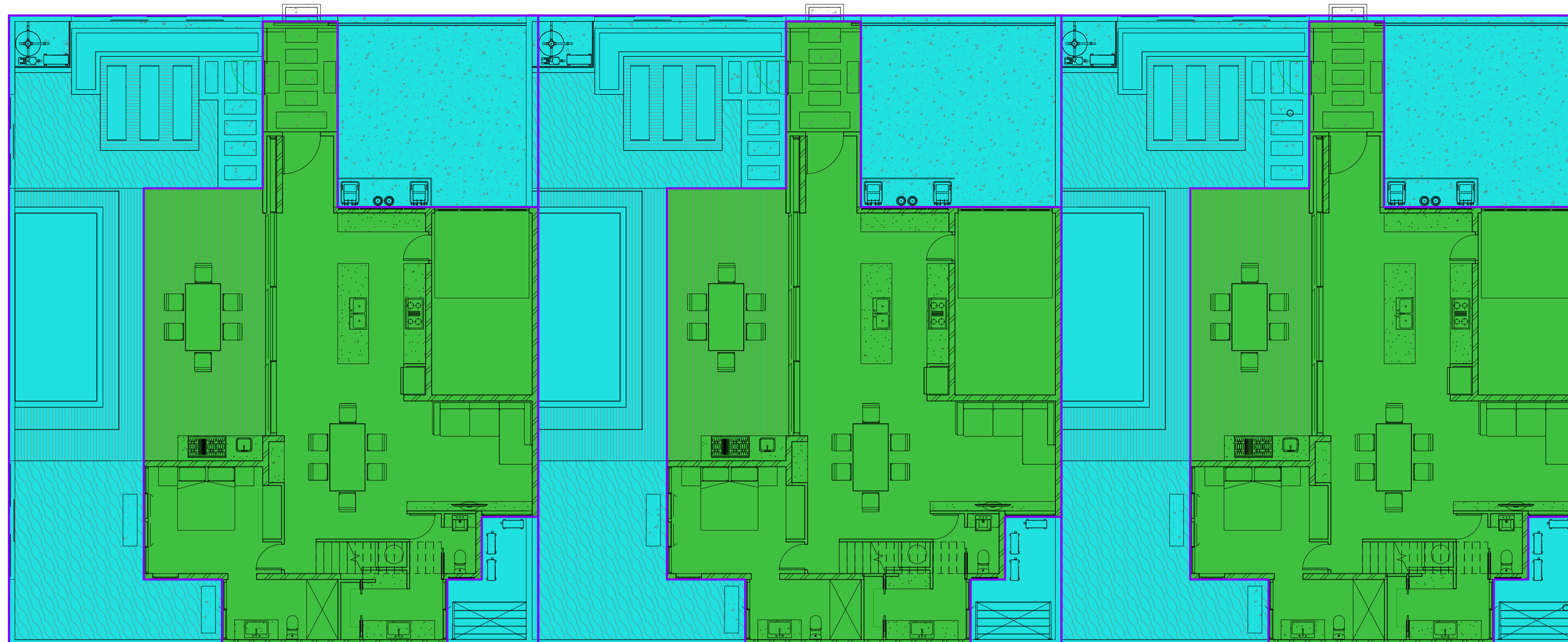
DRAWN BY: NATHAN VERRI



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PROJECT AREAS GRND	1 VILLA	ALL VILLAS
INT LIVING	112m <sup>2</sup>	336m <sup>2</sup>
EXT LIVING	35m <sup>2</sup>	105m <sup>2</sup>
RECREATION	45m <sup>2</sup>	135m <sup>2</sup>
SERVICE	14m <sup>2</sup>	42m <sup>2</sup>
LANDSCAPE	66m <sup>2</sup>	198m <sup>2</sup>
PARKING	54m <sup>2</sup>	162m <sup>2</sup>
FENCING	13m <sup>2</sup>	39m <sup>2</sup>

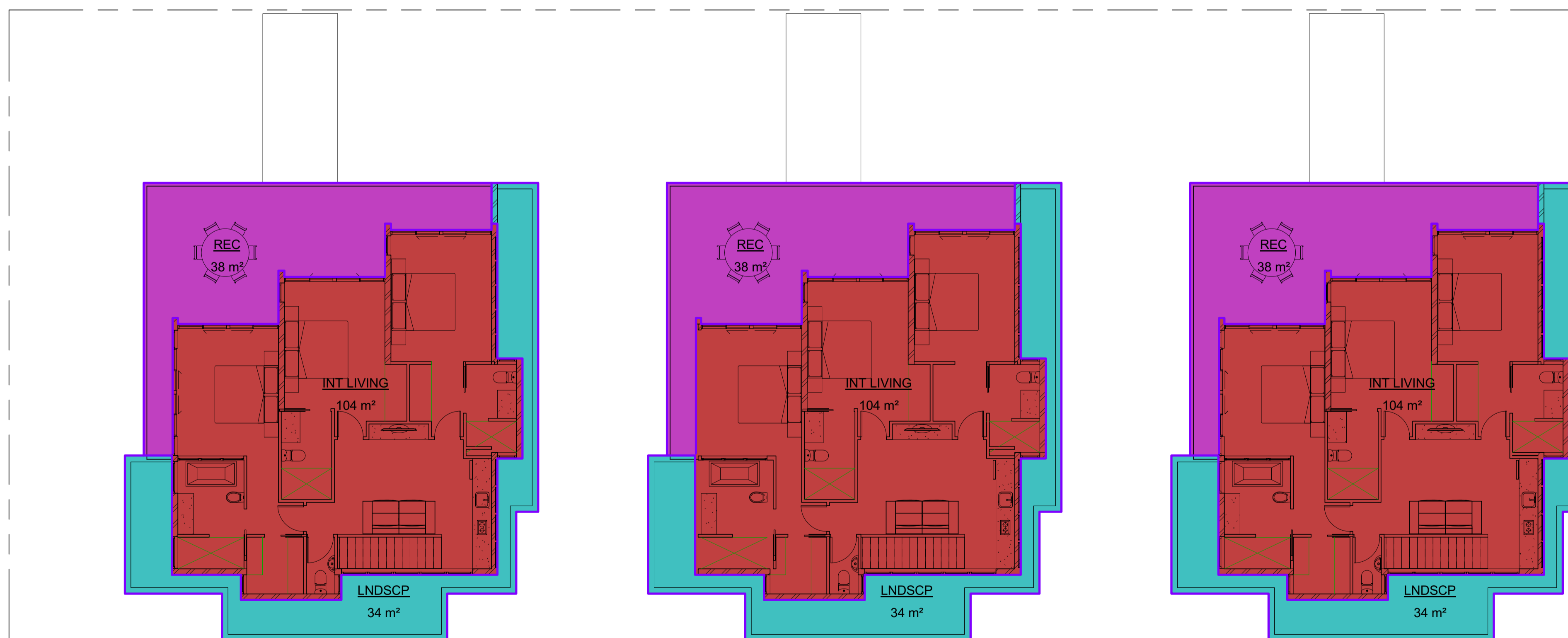
PROJECT AREA TOTALS	1 VILLA	ALL VILLAS
INT LIVING	216m <sup>2</sup>	648m <sup>2</sup>
EXT LIVING	73m <sup>2</sup>	219m <sup>2</sup>
RECREATION	45m <sup>2</sup>	135m <sup>2</sup>
SERVICE	14m <sup>2</sup>	42m <sup>2</sup>
LANDSCAPE	100m <sup>2</sup>	300m <sup>2</sup>
PARKING	54m <sup>2</sup>	162m <sup>2</sup>
FENCING	13m <sup>2</sup>	39m <sup>2</sup>



AREAS GENERAL

1 GROUND  
1 : 200

PROJECT AREAS 1ST	1 VILLA	ALL VILLAS
INT LIVING	104m <sup>2</sup>	312m <sup>2</sup>
EXT LIVING	38m <sup>2</sup>	114m <sup>2</sup>
RECREATION	NA	NA
SERVICE	NA	NA
LANDSCAPE	34m <sup>2</sup>	102m <sup>2</sup>
PARKING	NA	NA
FENCING	NA	NA



2 AREAS GENERAL 1ST  
1 : 200

**CLIENT DETAILS**

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS  
ADEQUATE AS CERTIFIED

**NOTES**

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SHEET NAME: AREA PLAN GENERAL

SHEET NUMBER: SHEET 4

DATE: 19/06/2016 9:04:18 PM

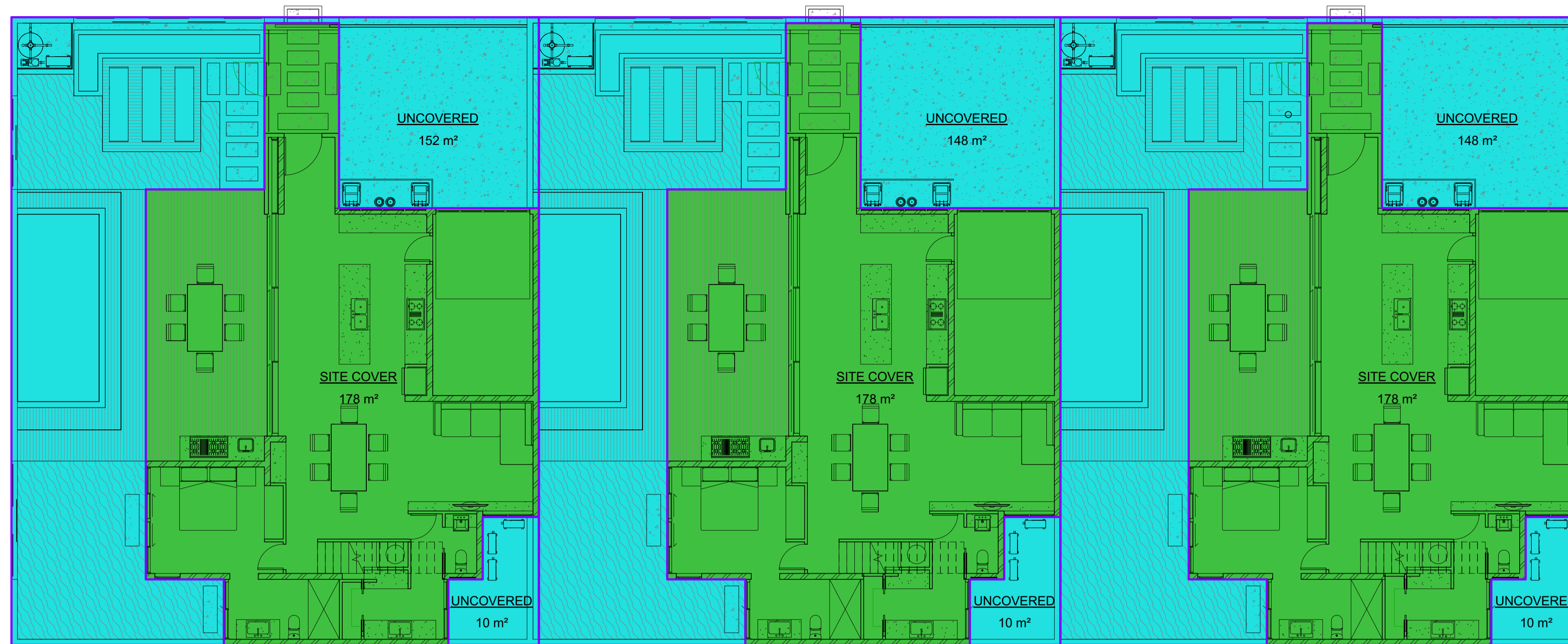
DESIGNED BY: NATHAN VERRI

DRAWN BY: NATHAN VERRI



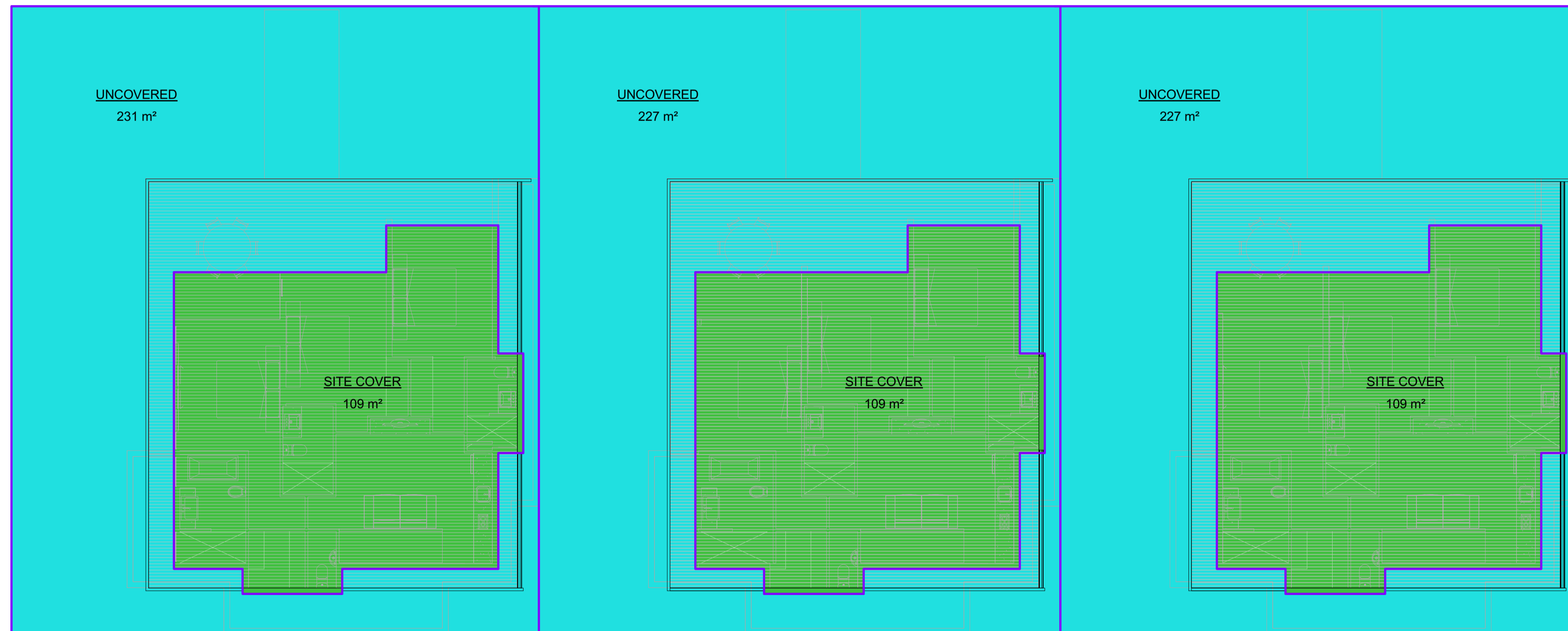
www.nathanverri.com

SITE COVER GROUND	AV VILLA	ALL VILLAS	% AV VILLA	% ALL VILLAS
SITE COVER	178m <sup>2</sup>	534m <sup>2</sup>	52.76%	52.76%
UNCOVERED	159.3m <sup>2</sup>	478m <sup>2</sup>	47.24%	47.24%
TOTAL SITE AREA	337.3m <sup>2</sup>	1012m <sup>2</sup>	100%	100%



2 SITE COVER GROUND  
1 : 200

SITE COVER 1ST	AV VILLA	ALL VILLAS	% AV VILLA	% ALL VILLAS
SITE COVER	109m <sup>2</sup>	327m <sup>2</sup>	32.32%	32.32%
UNCOVERED	228.3m <sup>2</sup>	685m <sup>2</sup>	67.68%	67.68%
TOTAL SITE AREA	337.3m <sup>2</sup>	1012m <sup>2</sup>	100%	100%



1 SITE COVER AREA 1ST  
1 : 200



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**CLIENT DETAILS**

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS  
ADEQUATE AS CERTIFIED

**NOTES**

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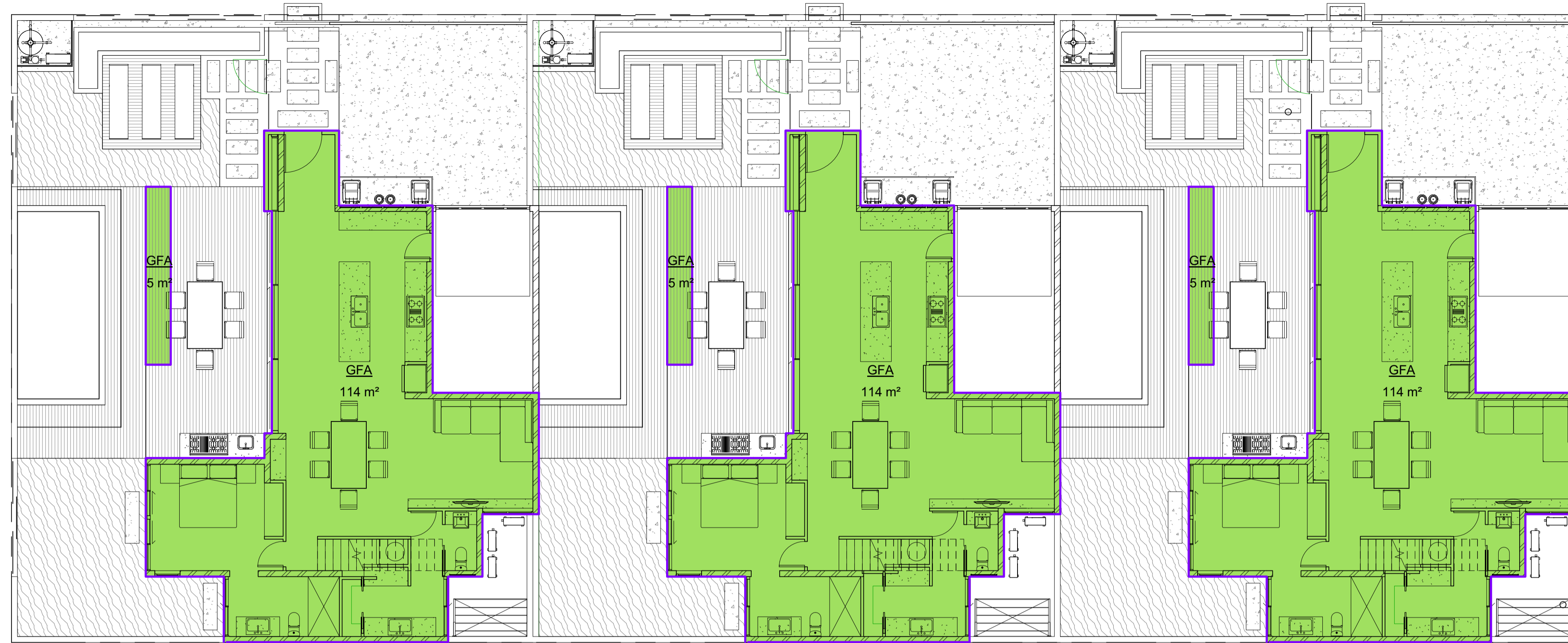
SHEET NAME: AREA PLAN SITE COVER

SHEET NUMBER: SHEET 5

DATE: 19/06/2016 9:04:38 PM

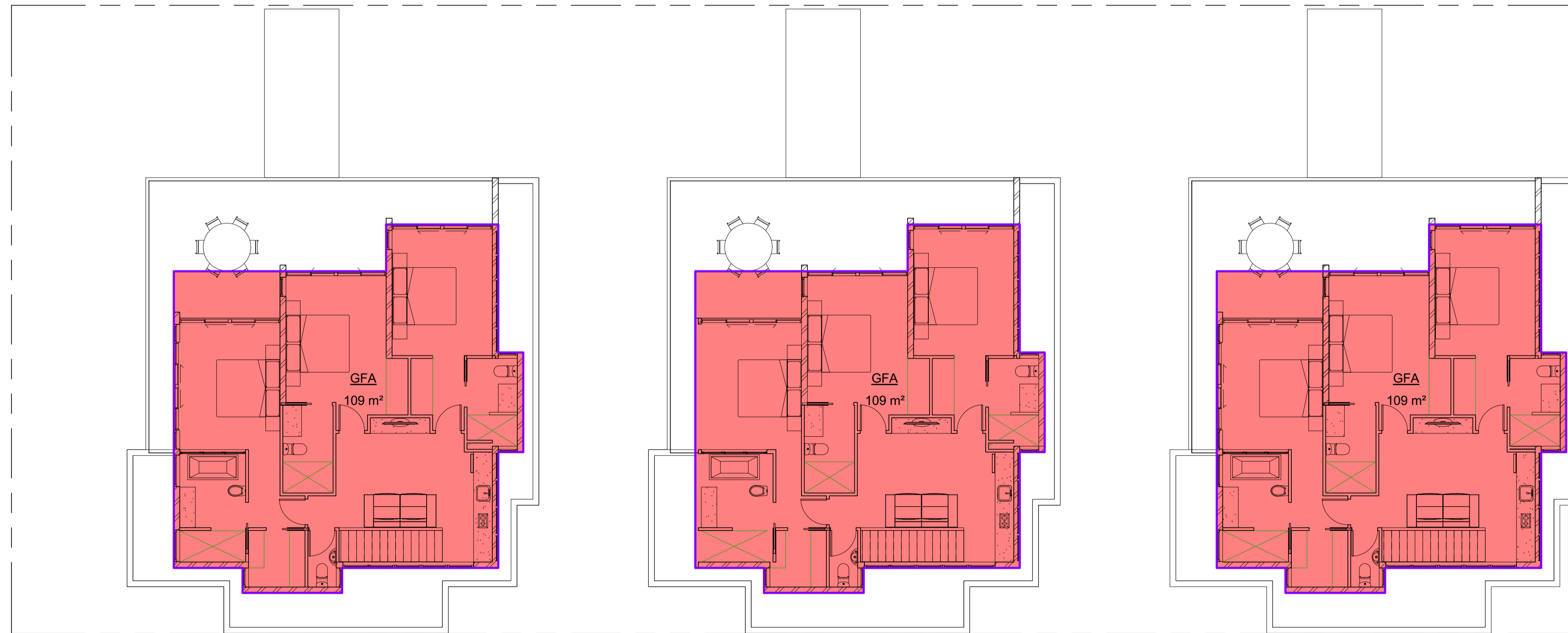
DESIGNED BY: NATHAN VERRI

DRAWN BY: NATHAN VERRI



2 GROSS FLOOR AREA  
GROUND  
1 : 200

GROSS FLOOR AREA	1 VILLA	ALL VILLAS
GROUND LEVEL	124m <sup>2</sup>	372m <sup>2</sup>
1ST LEVEL	106m <sup>2</sup>	318m <sup>2</sup>
TOTALS	230m <sup>2</sup>	690m <sup>2</sup>



1 GROSS FLOOR AREA 1ST  
1 : 200



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**CLIENT DETAILS**

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

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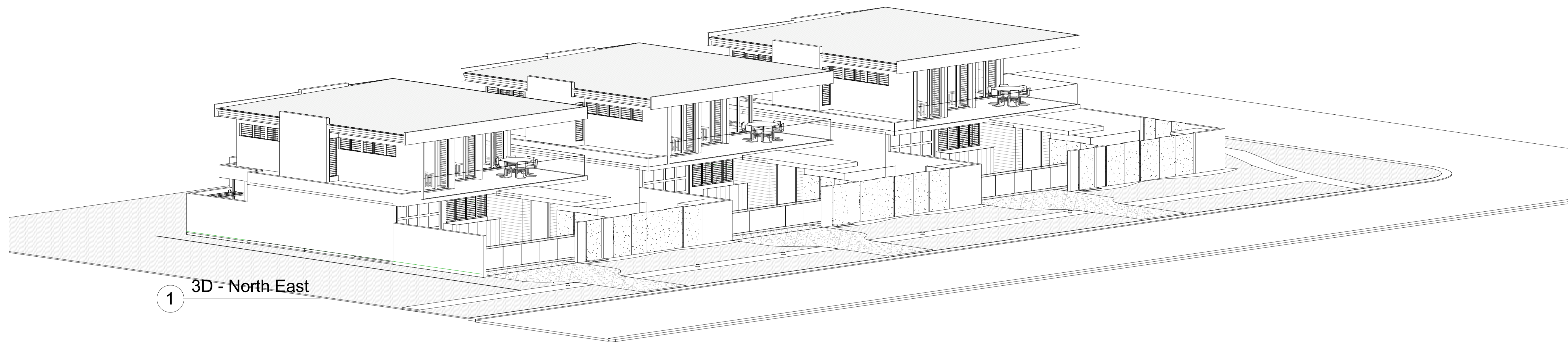
SHEET NAME: AREA PLAN GROSS FLOOR AREA

SHEET NUMBER: SHEET 6

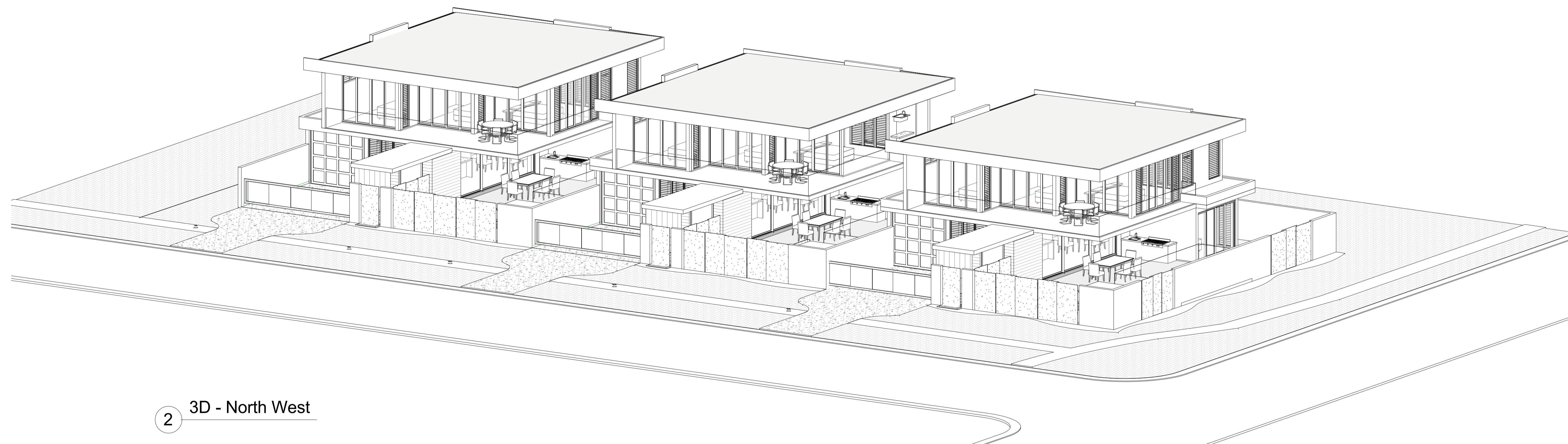
DATE: 19/06/2016 9:05:06 PM

DESIGNED BY: NATHAN VERRI

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1 3D - North East



2 3D - North West



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**CLIENT DETAILS**

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS  
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**NOTES**

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SHEET NAME: 3D VIEWS NE & NW

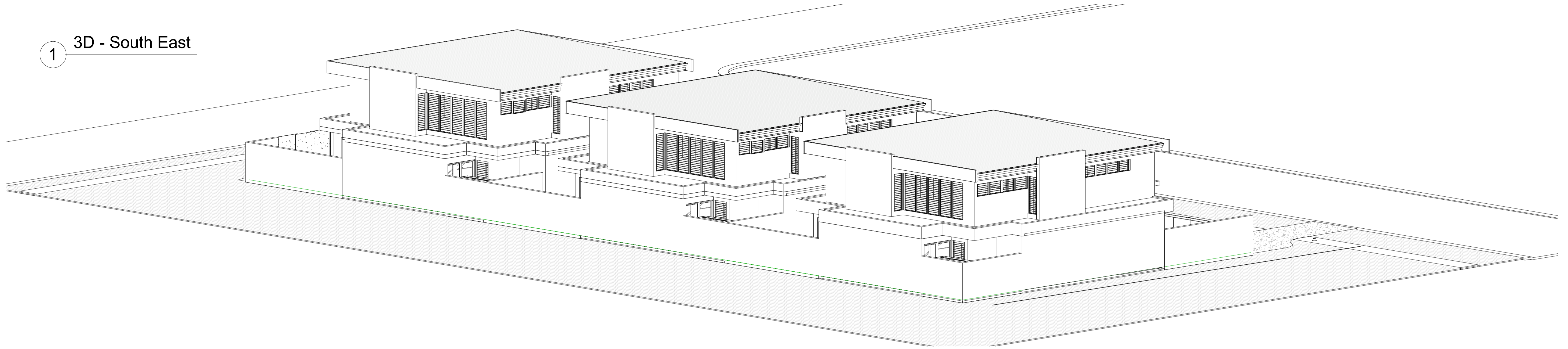
SHEET NUMBER: SHEET 7

DATE: 19/06/2016 9:05:32 PM

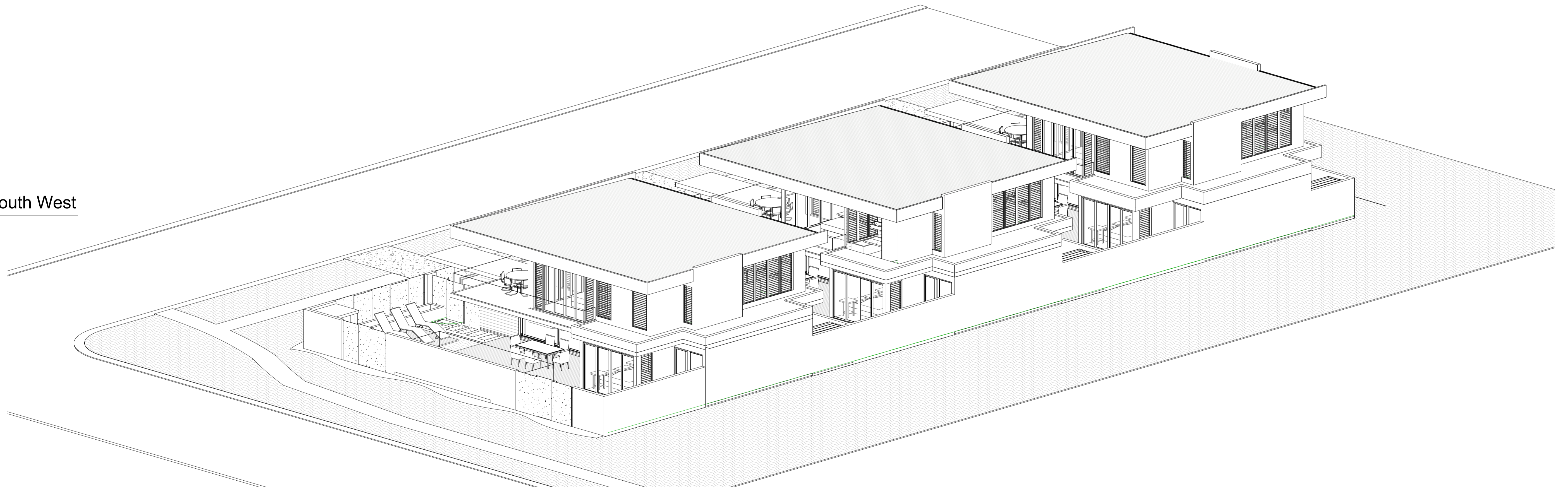
DESIGNED BY: NATHAN VERRI

DRAWN BY: NATHAN VERRI

1 3D - South East



2 3D - South West



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**CLIENT DETAILS**

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS  
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**NOTES**

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SHEET NAME: 3D VIEWS SE & SW

SHEET NUMBER: SHEET 8

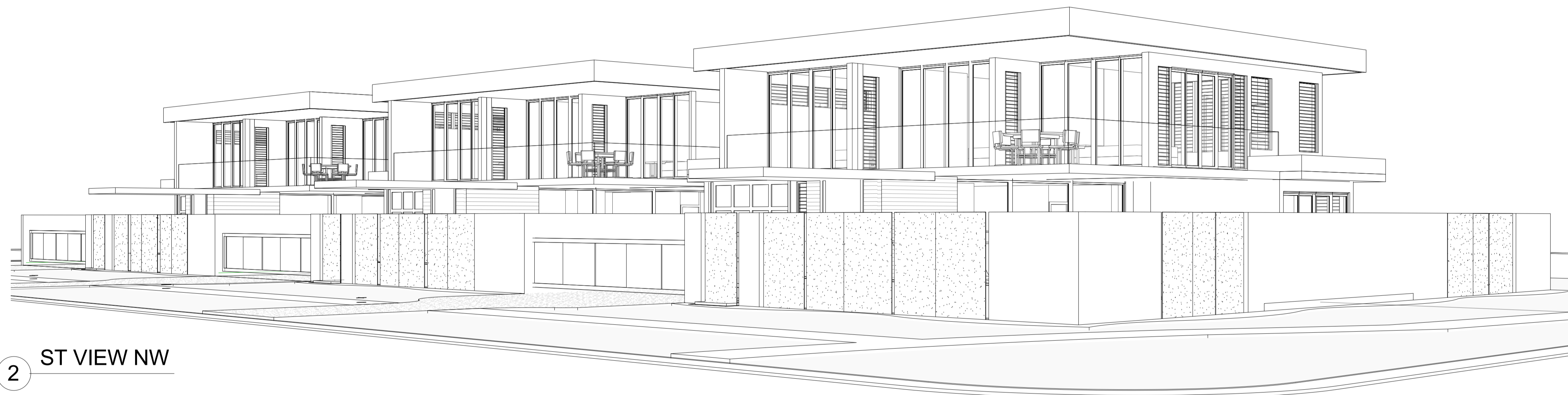
DATE: 19/06/2016 9:05:56 PM

DESIGNED BY: NATHAN VERRI

DRAWN BY: NATHAN VERRI



1 ST VIEW NE



2 ST VIEW NW



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**CLIENT DETAILS**

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS  
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**NOTES**

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SHEET NAME: PICTORIALS NE & NW

SHEET NUMBER: SHEET 9

DATE: 19/06/2016 9:06:26 PM

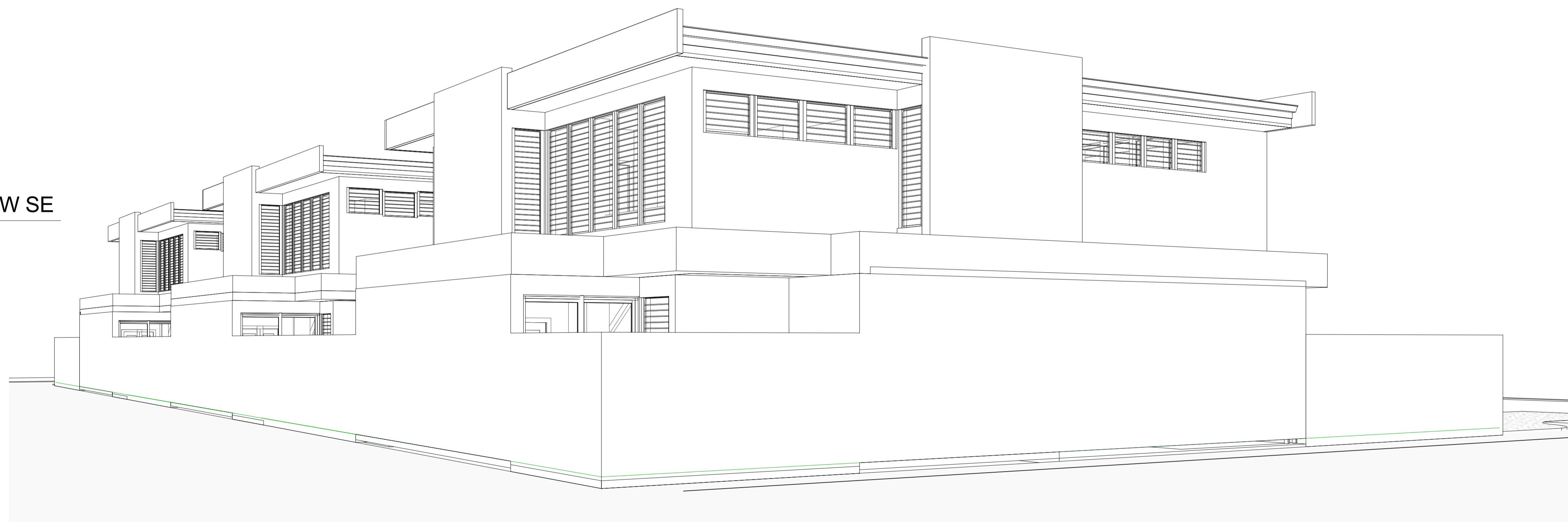
DESIGNED BY: NATHAN VERRI

DRAWN BY: NATHAN VERRI

1 ST VIEW SW



2 YARD VIEW SE



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**CLIENT DETAILS**

NATHAN VERRI

24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS  
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**NOTES**

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SHEET NAME: PICTORIAL SE & SW


SHEET NUMBER: SHEET 10

DATE: 19/06/2016 9:06:54 PM

DESIGNED BY: NATHAN VERRI

DRAWN BY: NATHAN VERRI





**2006 & 2008 Douglas Shire Planning Schemes Application**

**INFRASTRUCTURE CHARGES NOTICE**

Nathan Verri <b>DEVELOPERS NAME</b>		0 <b>ESTATE NAME</b>	0 <b>STAGE</b>
24 Mudlo Street <b>STREET No. &amp; NAME</b>		Port Douglas <b>SUBURB</b>	Lot 60 on PTD20911 <b>LOT &amp; RP No.s</b>
Combined; ROL & MCU <b>DEVELOPMENT TYPE</b>		1594/2016 <b>COUNCIL FILE</b>	1960 <b>PARCEL No.</b>
795293 <b>DSC Reference Doc. No.</b>		1 <b>VERSION No.</b>	

	Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code
<b>Rural Areas - Water Only</b>					
	proposed		0.00		
	existing	0	0.00		
	Total				
<b>Urban Areas - Water only</b>					
	proposed	0	0.00		
	existing	0	0.00		
	Total		<b>0.00</b>		
<b>Urban Areas - Water &amp; Sewer</b>					
	proposed	Multiple Dwelling	11,473.71	34,421.13	
	existing	House	14,342.13	0.00	
	Total			<b>20,079.00</b>	
<b>TOTAL</b>			<b>20,079.00</b>		

Prepared by	D Lamond	10-Nov-16	Amount Paid	
Checked by	N Beck	11-Nov-16	Date Paid	
Date Payable			Receipt No.	
Amendments			Cashier	

**Note:**  
 The Infrastructure Charges in this Notice are payable in accordance with Part 2 Division 1 of the *Sustainable Planning Act 2009 (SPA)*.

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

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