

**5.3. MATERIAL CHANGE OF USE DEVELOPMENT APPLICATION 33  
DAVIDSON STREET, PORT DOUGLAS (MULTI-UNIT HOUSING AND  
HOLIDAY ACCOMMODATION)**

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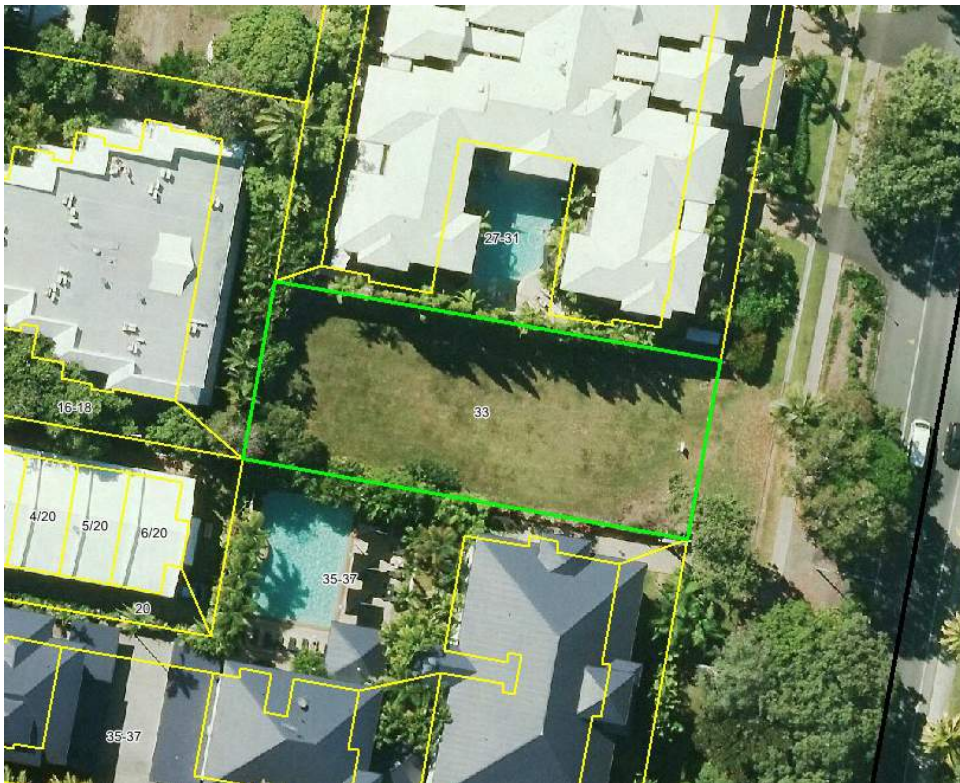
**PROPOSAL** Multi-Unit Housing and Holiday Accommodation

**APPLICANT** Foxwise Developments Pty Ltd  
C/- Planz Town Planning  
Po Box 181  
Edge Hill Qld 4870

**LOCATION OF SITE** 33 Davidson Street, Port Douglas

**PROPERTY** Lot 903 On PTD2092

**LOCALITY PLAN**



**Figure 3 - 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>	The State Assessment And Referral Agency
<b>NUMBER OF SUBMITTERS</b>	Not Applicable
<b>STATUTORY ASSESSMENT DEADLINE</b>	9 November 2016
<b>APPLICATION DATE</b>	4 July 2016

### RECOMMENDATION

That Council grants approval for Material Change of Use to the development application for Multi-Unit Housing and Holiday Accommodation (10 Units) over land described as Lot 903 on PTD2092, located at 33 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:

<b>Drawing or Document</b>	<b>Reference</b>	<b>Date</b>
<b>Street View Render</b>	<b>Project No: DANBRY001, Drawing No: A.1 REV A. Prepared by Hunt Design</b>	<b>16 August 2016</b>
<b>Basement Level</b>	<b>Project No: DANBRY001, Drawing No: A.2 REV A. Prepared by Hunt Design</b>	<b>16 August 2016</b>
<b>Level 1</b>	<b>Project No: DANBRY001, Drawing No: A.3 REV A. Prepared by Hunt Design</b>	<b>16 August 2016</b>
<b>Level 2</b>	<b>Project No: DANBRY001, Drawing No: A.4 REV A. Prepared by Hunt Design</b>	<b>16 August 2016</b>
<b>Level 3</b>	<b>Project No: DANBRY001, Drawing No: A.5 REV A. Prepared by Hunt Design</b>	<b>16 August 2016</b>
<b>Roof Level</b>	<b>Project No: DANBRY001, Drawing No: A.6 REV A. Prepared by Hunt Design</b>	<b>16 August 2016</b>
<b>Rear View Render</b>	<b>Project No: DANBRY001, Drawing No: A.7 REV A. Prepared by Hunt Design</b>	<b>16 August 2016</b>
<b>North and East Elevations</b>	<b>Project No: DANBRY001, Drawing No: A.8 REV A. Prepared by Hunt Design</b>	<b>16 August 2016</b>
<b>South and West Elevation</b>	<b>Project No: DANBRY001, Drawing No: A.9 REV A. Prepared by Hunt Design</b>	<b>16 August 2016</b>
<b>Section Plan</b>	<b>Project No: DANBRY001, Drawing No: A.10 REV A. Prepared by Hunt Design</b>	<b>16 August 2016</b>
<b>Rear View Render 2</b>	<b>Project No: DANBRY001, Drawing No: A.11 REV A. Prepared by Hunt Design</b>	<b>16 August 2016</b>
<b>Appendix A- Drawing Not to Scale</b>	<b>Project No: DANBRY001, Drawing No: A.12 REV A. Prepared by Hunt Design</b>	<b>16 August 2016</b>

## **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.**

### **Approved Land Use**

- 3. The Development Permit for the Material Change of Use Multi-Unit Housing and Holiday Accommodation extends over eight (8) of the ten (10) approved units. The remaining two (2) units are approved for Holiday Accommodation only. Plans nominating those units to be used for Holiday Accommodation must be submitted to Council prior to the issue of a Development Permit for Building Works. The Community Management Statement must detail those units to be used as Holiday Accommodation and be to the satisfaction of the Chief Executive Officer prior to endorsement of the Building Format Plan. Those units approved for Multi-Unit Housing can also be used for Holiday Accommodation. Such requirements must be made known to future purchasers.**

**Alternatively, the development must be redesigned to accommodate the following changes:**

- a. reduce the number of units to nine (9), or**
- b. provide an additional two car-parking spaces onsite.**

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

### **Amendment to Design**

- 4. The layout of the proposed development must be amended to accommodate the following changes:-**
  - a. Provide a refuse storage area which makes provision for commercial bins which are of sufficient size and capacity to service the development. Suitable access must also be provided to allow access to the facility to enable the bins to be emptied.**

- b. **Detail any above ground transformer cubicles and/or electrical sub-station required to service the development. Such facilities are to be positioned so that they do not detract from the appearance of the streetscape.**

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

#### **Air-conditioning Screens**

5. **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**

6. **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.**

#### **Lockable Storage**

7. **Provide each unit with a minimum of 2.5 m<sup>2</sup> (minimum five (5) m<sup>3</sup> volume) of lockable storage space conveniently located with respect to car accommodation.**

#### **Water Supply and Sewerage Works Internal**

8. **Undertake the following water supply and sewerage works internal to the subject land:**
  - a. **The development must be serviced by a single internal water and sewerage connection made clear of any buildings or structures;**
  - b. **Water supply sub-metering must be designed and installed in accordance with The Plumbing and Drainage Act 2002 and the Water Supply (Safety and Reliability) Act 2008;**
  - c. **Upgrade to the extent necessary water supply and sewer connections to cater for the demand of the development;**
  - d. **The sewer connection must be a minimum of 1.5 metres away from the swimming pool and clear of the zone of influence from the footings and foundations of any building/structure.**

**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 Building Format Plan, whichever occurs first.**

### **Vehicle Parking**

- 9. The amount of vehicle parking must be as specified in Council's Planning Scheme which is a minimum of twelve (12) spaces unless otherwise amended by conditions of this Development Permit. 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**

- 10. 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.**

### **External Works**

- 11. Undertake the following works external to the land at no cost to Council:**
  - a. Undertake bitumen widening adjacent to the existing carriageway of Davidson Street in the vicinity of the existing street light to seal and improve the visual appearance of the street frontage of the development;**
  - b. Construct a barrier consisting of a kerb treatment around the existing street light in the Davidson Street road reserve. The barrier must provide a clearance of 820mm from the streetlight to face of kerb in accordance with the FNQROC Development Manual;**
  - c. Provide a vehicle crossover and apron to Davidson Street. The location and design of the access must not detrimentally impact on the significant street trees as detailed on Drawing No. A.12 Rev A. The location and the design of vehicle access to the site will be determined in conjunction with the Department of Transport & Main Roads and 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;**
  - d. Taper the existing garden bed adjacent the carriageway of Davidson Street on the southern side of the existing street light;**
  - e. Undertake deep planting of the existing garden beds for the frontage of the site and partly along the frontage of 27 – 31 Davidson Street with appropriate species and in accordance with other conditions of this Development Permit;**
  - f. Continue existing garden edging present along the frontage of the site and continue in a southerly direction beyond the existing street light;**

- g. Detail if any modification to the existing road verge is proposed in order to achieve a lawful point of discharge to the development and adequate cover of stormwater infrastructure;**
- h. 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.**

**The external works outlined above constitute Operational Works. Three (3) copies of a plan of the works at A1 size and one (1) copy at A3 size 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 or approval and dating of the Building Format Plan, whichever occurs first.**

#### **Protection of Significant Street Trees**

- 12. An investigation to develop the most appropriate driveway access in order to determine the least impact on the single stem tree within the road reserve of Davidson 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.**

#### **Demolish Structures**

- 13. 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**

- 14. 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**

- 15. 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**

- 16. 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**

- 17. The site must be landscaped in accordance with details included on a Landscaping Plan. The Landscaping Plan must detail the following:**
  - a. Further planting of appropriate trees and shrubs within established gardens beds along the frontage of the site and adjoining land to the north having regard to Planning Scheme Policy No 7;**
  - b. Deep planting of setback areas and planter beds within the development;**
  - c. Provide fencing details (materials and finishes), particularly with respect to any fencing fronting Davidson Street;**
  - d. Deep planting of the front setback area to provide for an attractive street appearance and to soften building bulk;**
  - 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. Landscaped areas must be maintained at all times to the satisfaction of the Chief Executive Officer.**

### **Lawful Point of Discharge**

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

**A hydraulic plan complete with supporting calculations and certified by an RPEQ must be provided demonstrating how stormwater from the site is appropriately and adequately delivered to a lawful point of discharge. Such details must be to the satisfaction of the Chief Executive Officer.**

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

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

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

- 20. All floor levels in all buildings must be located 150 mm 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**

- 21. 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**

- 22. 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.**

### **Details of Development Signage**

- 23. The development must provide clear and legible signage incorporating the street number for the benefit of the public.**

### **Construction Signage**

- 24. 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.**



### Acid Sulfate Soil Investigation

25. Undertake an Acid Sulfate Soil investigation in the area to be affected by this development. Soil sampling and analysis must be undertaken in accordance with procedures specified in, '*Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland*' (1998) or updated version of document produced by the Department of Natural Resources and Mines (Previously DNRW – QASSIT), and State Planning Policy 2/02 – '*Planning and Managing Development involving Acid Sulfate Soils*'. The results of this investigation must be submitted to Council for approval prior to any earthworks or clearing being commenced on the site.

Identification of soils with a pyrite content in excess of the action levels nominated in the latest version of DNRM – QASSIT: '*Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland*' (1998) will trigger the requirement for preparation of an Acid Sulfate Soil Environmental Management Plan in accordance with the most recent requirements of the DNRM: '*Queensland Acid Sulfate Soil Technical Manual*' (2002) including Soil Management Guidelines (updated Feb. 2003) which must be prepared to the satisfaction of the Chief Executive Officer.

### Sediment and Erosion Control

26. 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).

### REFERRAL AGENCY CONDITIONS & REQUIREMENTS

Referral Agency	Referral Agency Reference	Date	Council Electronic Reference
State Assessment & Referral Agency (Department of Infrastructure, Local Government & Planning)	SDA-0716-031872	13 September 2016	#785209

Refer to Attachment 2: Referral Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).

### 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 uses of Multi-Unit Housing and Holiday Accommodation are 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.**

***Holiday Accommodation***

***Means the use of premises for the accommodation of tourists or travellers in private accommodation.***

***The use may also include:***

- ***Restaurants;***
- ***bars;***
- ***meeting and function facilities;***
- ***dining room;***
- ***facilities for the provision of meals to guests;***
- ***a managers unit and office; and***
- ***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.***

***When these facilities are an integral part of the accommodation.***

***The use includes facilities commonly described as:***

- ***holiday apartments or suites;***
- ***international or resort hotel or motel.***

***\*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 Development Application for a Material Change of Use for 'Multi-Unit Housing and Holiday Accommodation,' (10 Units) over land located at 33 Davidson Street, Port Douglas, being formally described as Lot 903 on PTD2092.

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 vacant site on all boundaries.

Lot 903 on PTD2092 was used for the purpose of a single dwelling for many years but has since been demolished. The site is currently vacant land and remains predominantly cleared.

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 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. Such matters include the provision of car parking spaces, the plot ratio, building setbacks and site coverage.

The proposal is recommended for approval subject to conditions.

## TOWN PLANNING CONSIDERATIONS

### Proposal

The Development Application is seeking a Development Permit for a ten (10) unit development of Multi-Unit Housing and Holiday Accommodation. The configuration of the proposal is for eight (8) two (2) bedroom units and two (2) three (3) bedroom units. Access is achieved from Davidson Street, which enters a basement car park providing for 12 spaces and a centre aisle, as well as generous bicycle parking and storage space. The angled basement car park access ramp delivers a design where the ground floor units have a lower plot ratio than the units above.

The dwelling units are designed in a townhouse style configuration of three storeys with an overall height of 13 metres. The building is particularly permeable with large glazed opening walls and lightweight building elements. The proposal features a pool and extensive tropical landscaping, with generous private recreation areas afforded to each unit by way of large open verandas.

The site is situated close to the Port Douglas Tourist Centre, and has a 20 metre street frontage to Davidson Street. The proposal is intended to be serviced by the available urban infrastructure consisting of water, sewer, telecommunications and electricity. The proposal aims to retain the existing significant street trees at the vegetated road verge, and is conditioned to do so. It includes an access crossover which does not require significant established vegetation to be damaged. Further, the proposal includes intention to landscape the vegetated road verge by detailed design.

## State Planning Requirements

Schedule 7 of the Sustainable Planning Regulation 2009 prescribes that the development application triggers state agency referral to the State Assessment Referral Agency (SARA) as a concurrence agency due to the site adjoining a State controlled road (Davidson Street). The application was referred to the Department of Transport and Main Roads through SARA.

Council has assessed the application against the State Planning Policy July 2014, and in particular the interim development assessment provisions (Part E) in relation to natural hazards, risk and resilience and to the extent it is relevant to the proposed development.

In this case, assessment on the works to take place on-site against the natural hazards of flooding, bush fire and acid sulphate soils requires consideration. The site characteristics show a gradual fall to the rear. However, no risk is identified for the site in terms of storm tide inundation or being in an erosion prone area. No bushfire risk is identified for the site as it is in an urban setting. Acid sulphate soils have the potential to be disturbed at the site in the construction phase, an investigation into the risks of acid sulphate soils being disturbed at the site is required by condition 25. Generally, State Interests with respect to hazards and safety are not triggered by the proposal.

## Douglas Shire Planning Scheme Assessment

The land is part of the Port Douglas & Environs Locality and is included within the Tourist and Residential Planning Area. The land uses of 'Multi-Unit Housing' and 'Holiday Accommodation' are identified as 'Code Assessable' development and are therefore only assessable against the relevant codes of the Planning Scheme.

Table 1: Planning Scheme Code Compliance

Douglas Shire Port Douglas and Environs Planning Locality		Code Applicability	Compliance
<b>Locality</b>	Port Douglas and Environs	✓	✓
<b>Planning Area</b>	Tourist and Residential	✓	See comment below
<b>Defined Use</b>	Multi-unit Housing and Holiday Accommodation	✓	See comment below
<b>Overlay Codes</b>	Acid Sulfate Soils Code	✓	See comment below
	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	✓	See comment below
	Landscaping Code	✓	✓
	Natural Areas and Scenic Amenity Code	n/a	
	Reconfiguring a Lot Code	n/a	
	Vehicle Parking and Access Code		See comment below
	Sustainable Development Code	n/a	

## Compliance Issues

### Tourist and Residential Planning Area Code

**Site Coverage-** A2.1 of the Planning Area code requires site coverage other than a House, to be limited to; 45% at Ground Level, 40% at first floor level and 35% at second floor level. The proposal is for 33% at Ground Floor, 41% at First Floor and 39% at Second Floor. The performance criteria detailed in P2 of the code requires that the site coverage does not result in a built form that is bulky or visually obtrusive. It is considered that the proposal achieves these performance criteria as the site coverage only slightly exceeds the acceptable solutions on the first and second floor. The first floor gives a minimal percentage site cover. Further, the side setbacks of the two adjoining developments are particularly generous. This coupled with the substantial setbacks given by the proposal, achieves P2 of the code.

**Setbacks-** The proposal complies with the front and rear setbacks identified in A3.1 of the Code. These are 6m and 4.5m respectively. The Acceptable Solution A3.1 requires that the side and rear boundary setbacks are an average of half of the height of the wall of the building. The north and south side boundary setbacks are both three (3) metres and the height of the walls are 9m. Therefore, the side boundary setbacks would need to be 4.5m to achieve the acceptable solutions. Attachment 1 showing the East Elevation illustrates the built form of the proposal with relation to the adjoining developments and the side boundary setbacks. The north side boundary setback to the neighbouring development achieves an eight (8) metre separation between the building walls. The South side boundary setback to the neighbouring development achieves a six (6) metre separation between the building walls. It is considered that although the side boundaries are both non-compliant with the acceptable solutions, the performance criteria is achieved by the proposal as it maintains the character and amenity of the area and achieves separation from neighbouring buildings.

### Port Douglas and Environs Locality Code

**Plot Ratio-** The proposal includes a plot ratio in excess of the specified performance criteria P16. The maximum plot ratio specified in the code is 0.8:1, the proposed plot ratio is 0.915:1. The design of the proposal is climate responsive with large permeable panels and glazed opening walls. It is complementary in size and scale to the surrounding pattern of development. It is considered that the development incorporates building design features and architectural elements consistent with Planning Scheme Policy No. 2.

The plot ratio written into the performance criteria is exceeded by the proposal. In this case, the proposal needs to be assessed against the purpose of the Port Douglas and Environs Locality Code.

**Table 2: Compliance with Purpose of the Code**

Purpose	Compliance
Consolidate Port Douglas as the major tourist accommodation and tourist service centre in the shire;	The proposal complies as it provides for a mix of holiday accommodation and multi-unit housing within the locality.
Ensure that tourist development and associated landscaping is of high quality which reflects and complements the image of Port Douglas as a tropical seaside resort	The proposal complies as it provides for 38% site coverage for landscaping and includes tropical design elements with permeable

town on international renown;	walls, large eaves and generous verandahs.
Consolidate the area between Macrossan Street and Marina Mirage as the major tourist, retail, dining and entertainment centre of the shire;	The proposal complies as it provides holiday accommodation and multi-unit housing to support the economy of the tourist centre.
Ensure that all forms of development complement the tropical image of the town by incorporating attractive design and architectural features;	The proposal complies as the design is consistent with Planning Scheme Policy No. 2 and proposes generous landscaping site coverage.
Encourage the expansion of residential areas that are pleasant, functional, distinctive and in visually well-defined areas;	The proposal complies as the proposed residential use is intended for the locality and planning area. All three adjoining properties are multi-unit housing and holiday accommodation developments. The design of the proposal is of high visual standard and function with generous landscaping and large apartments with large verandahs and living space.
Protect existing and future residential areas from the intrusion of tourist accommodation and activity;	The proposal complies as the area is within the tourist and residential planning area and the established land uses within the proximity are a mix of both.
Protect sensitive environments and natural features which give Port Douglas its distinctive character and identity, in particular Four Mile beach, Dickson's Inlet and Flagstaff Hill;	The proposal complies as it provides for further supply of residential and holiday accommodation outside the nominated areas which need to be protected from intrusion of incompatible land uses.
Protect the surrounding rural and natural environments from intrusion by urban development;	The proposal complies as it is an example of maximising the use of land intended for urban development. Further, the proposal exemplifies the intent of infill within the locality.
Maintain the distinct rural hinterland, dominant natural environment of the western escarpment, and the existing vegetated hillside of Flagstaff Hill; and	The proposal complies as it exemplifies concentrating development within the urban designated development area.
Protect primary functions of the port (marine and fishing activities) from incompatible land uses and acknowledge the industrial and commercial land uses associated with the maritime industry, while also providing secondary opportunities for recreational use	Not applicable to this proposal.

by residents and tourists.	
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Overall, the proposal exceeding the nominated plot ratio achieves compliance with the purpose of the Port Douglas and Environs Locality Code.

#### Vehicle Parking and Access Code

**Minimum number of spaces-** The code requires the provision of 1.5 on-site car parking spaces for the multi-unit housing and holiday accommodation land uses outside of the Port Douglas Tourist Centre. The site is approximately 400 metres from the Port Douglas Tourist Centre.

The code requires 15 on-site parking spaces to be provided as 10 units are proposed. The development proposes to provide 12 on-site parking spaces, all within the semi-basement car park. The short-fall of three (3) spaces amounts to a 20% shortage, which cannot be dismissed as an insignificant shortfall. Port Douglas has no public transport service to service commuters to and from the site. No on-street formalised parking exists close to the site. The Department of Transport and Main Roads does not support parking spaces developed on state controlled roads.

The road verge of Davidson Street and Port Douglas Road is commonly utilised as area for informal parking. Commuters will always use the open spaces at the road verge to park where necessary. That being said, external works at the frontage of the site are conditioned to include a sealed bitumen area. The space is not formalised parking but allows for an upgrade of current conditions of informal parking space, as people will utilise the space regardless of the fact that it is not formal parking space. Further, it allows for a much more aesthetic outcome rather than parking on unsealed gravel which is all too common along the street. This would form a component of the on-street design and landscaping works to be conducted at the site frontage on the road verge.

The approval is conditioned to allow for eight of the units to be used for both Holiday Accommodation and Multi-Unit Housing and two of the units to be used for Holiday Accommodation only. The two units restricted to the holiday accommodation use are restricted on the basis that holiday makers generally only hire and drive one car. It is evident that the Code requires 1.5 spaces per holiday accommodation unit in this locality. This prescription is considered to be excessive. The proposed Douglas Shire Planning Scheme requires 1 spaces per unit in this locality for the two units conditioned to be holiday accommodation only, which is more appropriate. All being considered, the remaining shortfall of two spaces is addressed by way of provision of space at the road verge for informal parking. It is considered that the conditions imposed on the use of the units allow the development to meet Performance Criteria 1 of the code, where sufficient parking spaces are provided on the site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the site.

#### **Referral Agency Requirements**

The State Assessment Referral Agency (SARA) has referred the application to the Department of Transport and Main Roads (TMR). Conditions imposed by TMR are included in Attachment 2.



SARA was contacted by Council Officers with respect to condition 1 which reads as follows:

The development must be carried out generally in accordance with the following plans:

- TMR Layout plan (6504-4.92km) prepared by Queensland Government Transport and Main Roads, dated 05/09/2016, reference TMR16-17670 (500-1017), Issue A.

Concern was raised with respect to the amended design imposed by TMR. The amended design did not include any provision for on-street parking spaces as well as redirecting the access to project across the frontage of the adjoining allotment at 27-31 Davidson Street. In response to this concern TMR advised that it is undesirable to have parking spaces on State Controlled roads, and that the provision of parking spaces on the road reserve is generally not supported. However, TMR did advise that people are likely to still park on area where space is available. However, formalised spaces cannot be developed on the road verge and attached to a development approval.

The applicant has advised that they may further negotiate the access requirements to the site in order to develop the most appropriate outcome for the retention of the significant street trees. The significant street trees are conditioned to be retained.

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

Not applicable as the application is code assessable.

#### **ADOPTED INFRASTRUCTURE CHARGES**

The proposed development triggers Adopted Infrastructure Charges. These charges can be seen in Attachment 3.

#### **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:** Water and Wastewater Department

**External:** The State Assessment and Referral Agency and the Department of Transport and Main Roads.

## COMMUNITY ENGAGEMENT

The level of assessment for this type of development application is 'code'. Therefore, no public notification is required under the *Sustainable Planning Act 2009*.



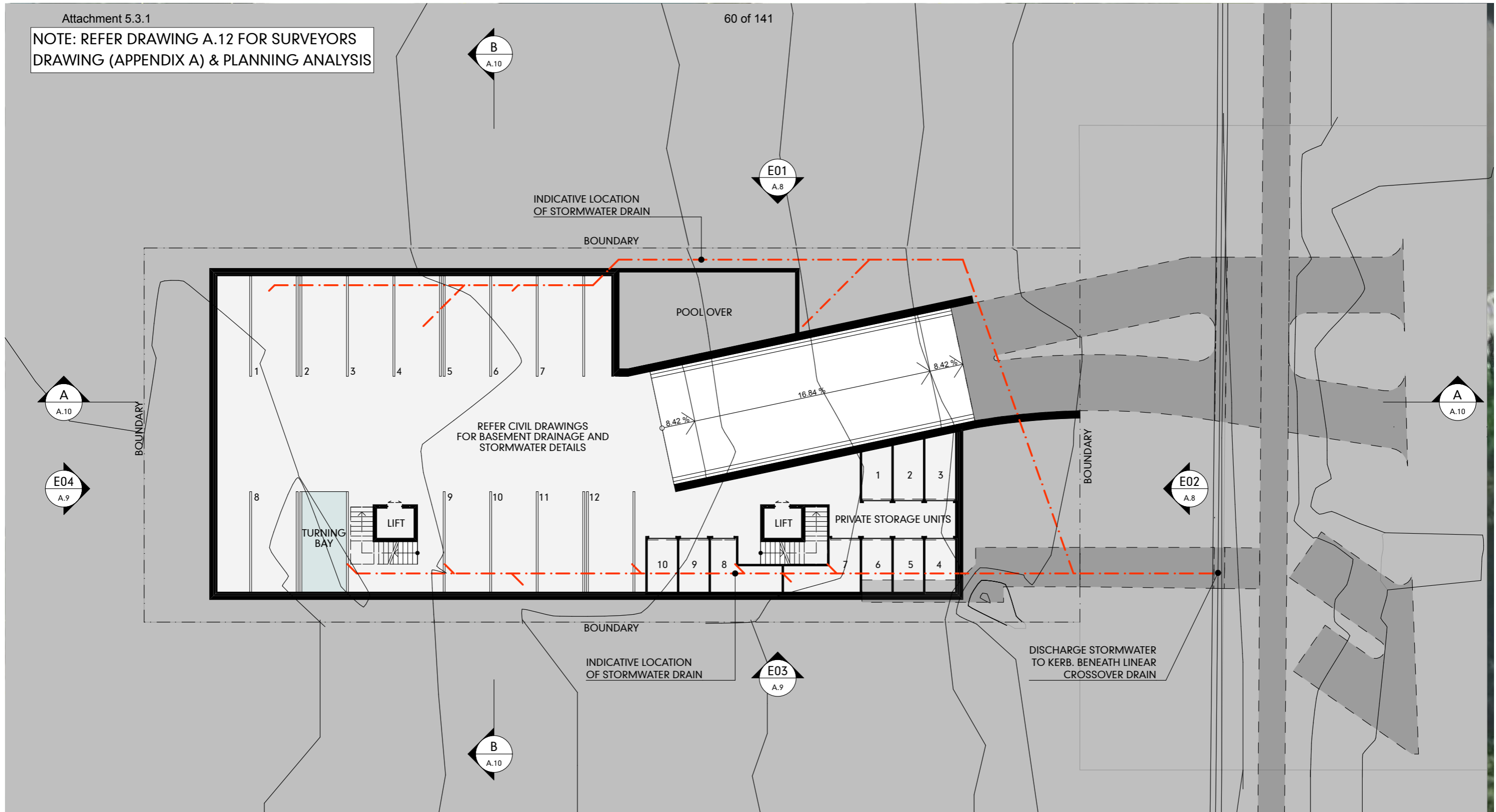
PROJECT : PROPOSED NEW APARTMENT BUILDING  
AT : 33 DAVIDSON STREET (LOT 903 ON PTD2092) PORT DOUGLAS, QLD, 4877, AUSTRALIA  
FOR : FOXWISE DEVELOPMENTS PTY LTD

Ordinary Council Meeting - 22 November 2016

PROJECT No: DANBRY001  
DATE : 16/08/2016  
DRAWING No : A.1 REV A



NOTE: REFER DRAWING A.12 FOR SURVEYORS DRAWING (APPENDIX A) & PLANNING ANALYSIS



### BASEMENT LEVEL

SCALE 1:200

PROJECT : PROPOSED NEW APARTMENT BUILDING  
 AT : 33 DAVIDSON STREET (LOT 903 ON PTD2092) PORT DOUGLAS, QLD, 4877, AUSTRALIA  
 FOR : FOXWISE DEVELOPMENTS PTY LTD

Ordinary Council Meeting - 22 November 2016



PROJECT No: DANBRY001  
 DATE : 16/08/2016  
 DRAWING No : A.2 REV A



NOTE: REFER DRAWING A.12 FOR SURVEYORS DRAWING (APPENDIX A) & PLANNING ANALYSIS



**LEVEL 1**

SCALE 1:200

PROJECT : PROPOSED NEW APARTMENT BUILDING  
AT : 33 DAVIDSON STREET (LOT 903 ON PTD2092) PORT DOUGLAS, QLD, 4877, AUSTRALIA  
FOR : FOXWISE DEVELOPMENTS PTY LTD

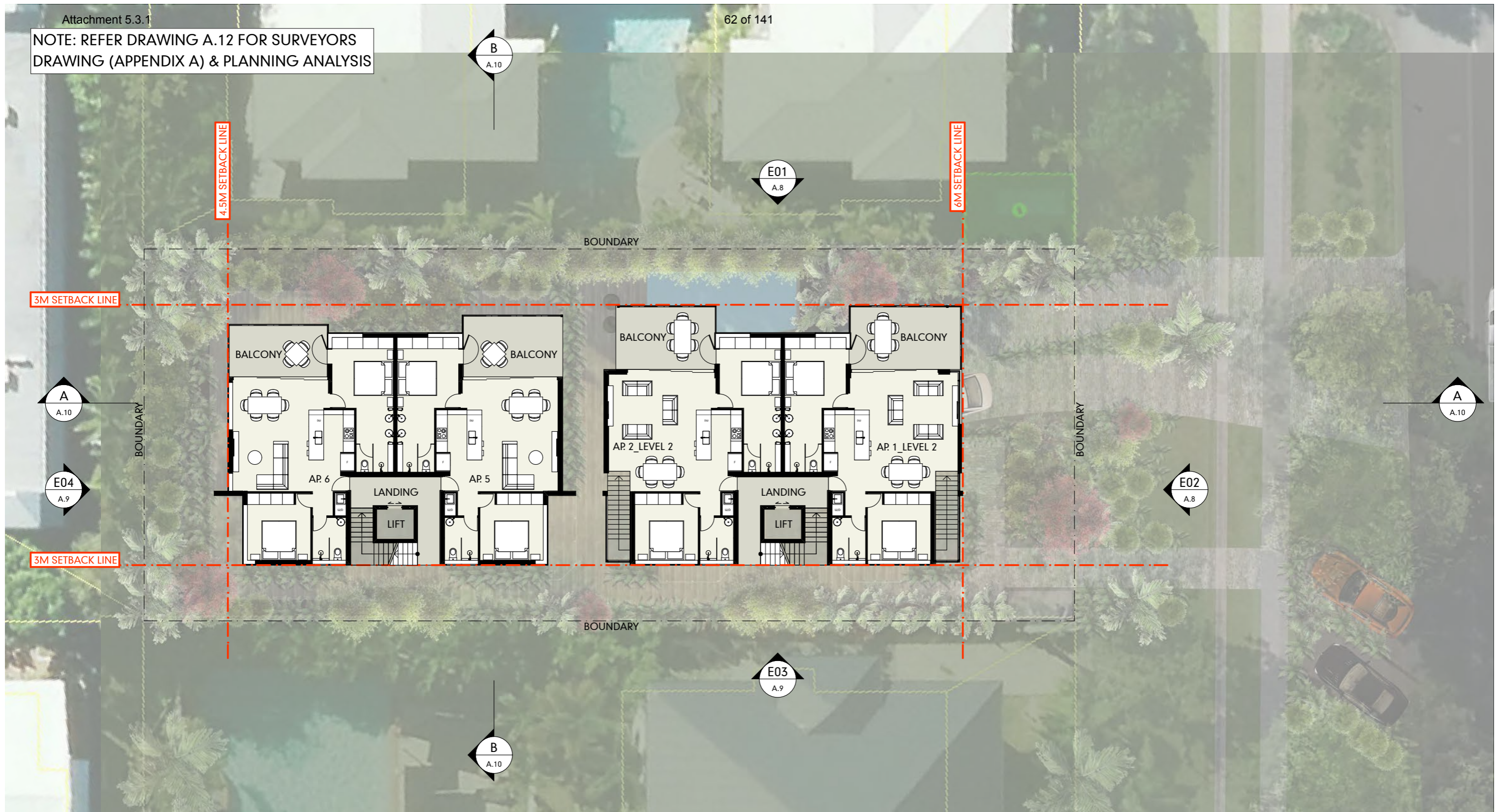
Ordinary Council Meeting - 22 November 2016



PROJECT No: DANBRY001  
DATE : 16/08/2016  
DRAWING No : A.3 REV A



NOTE: REFER DRAWING A.12 FOR SURVEYORS DRAWING (APPENDIX A) & PLANNING ANALYSIS



### LEVEL 2

SCALE 1:200

PROJECT : PROPOSED NEW APARTMENT BUILDING  
 AT : 33 DAVIDSON STREET (LOT 903 ON PTD2092) PORT DOUGLAS, QLD, 4877, AUSTRALIA  
 FOR : FOXWISE DEVELOPMENTS PTY LTD

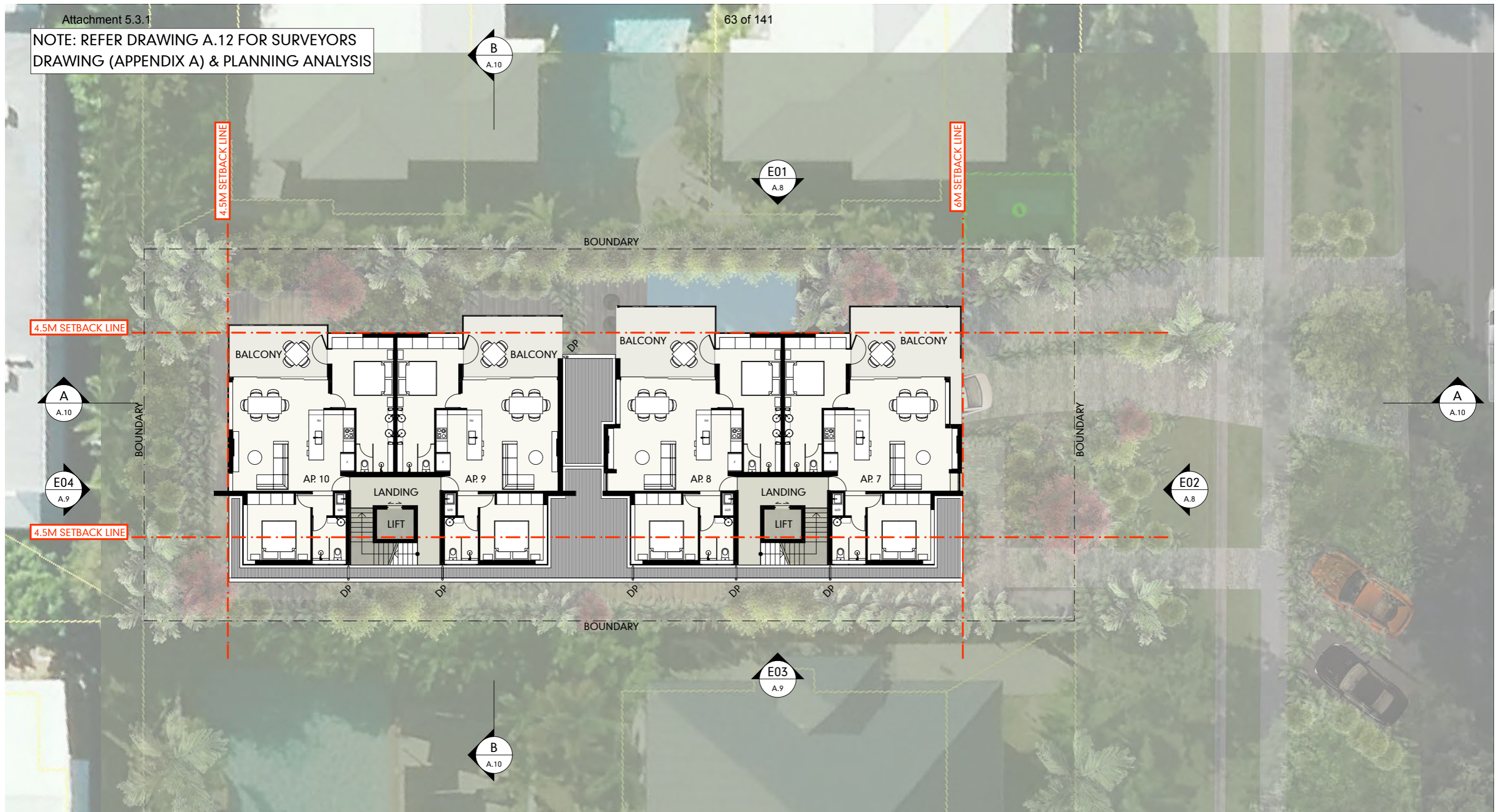
Ordinary Council Meeting - 22 November 2016



PROJECT No: DANBRY001  
 DATE : 16/08/2016  
 DRAWING No : A.4 REV A



NOTE: REFER DRAWING A.12 FOR SURVEYORS DRAWING (APPENDIX A) & PLANNING ANALYSIS



**LEVEL 3**

SCALE 1:200

PROJECT : PROPOSED NEW APARTMENT BUILDING  
AT : 33 DAVIDSON STREET (LOT 903 ON PTD2092) PORT DOUGLAS, QLD, 4877, AUSTRALIA  
FOR : FOXWISE DEVELOPMENTS PTY LTD

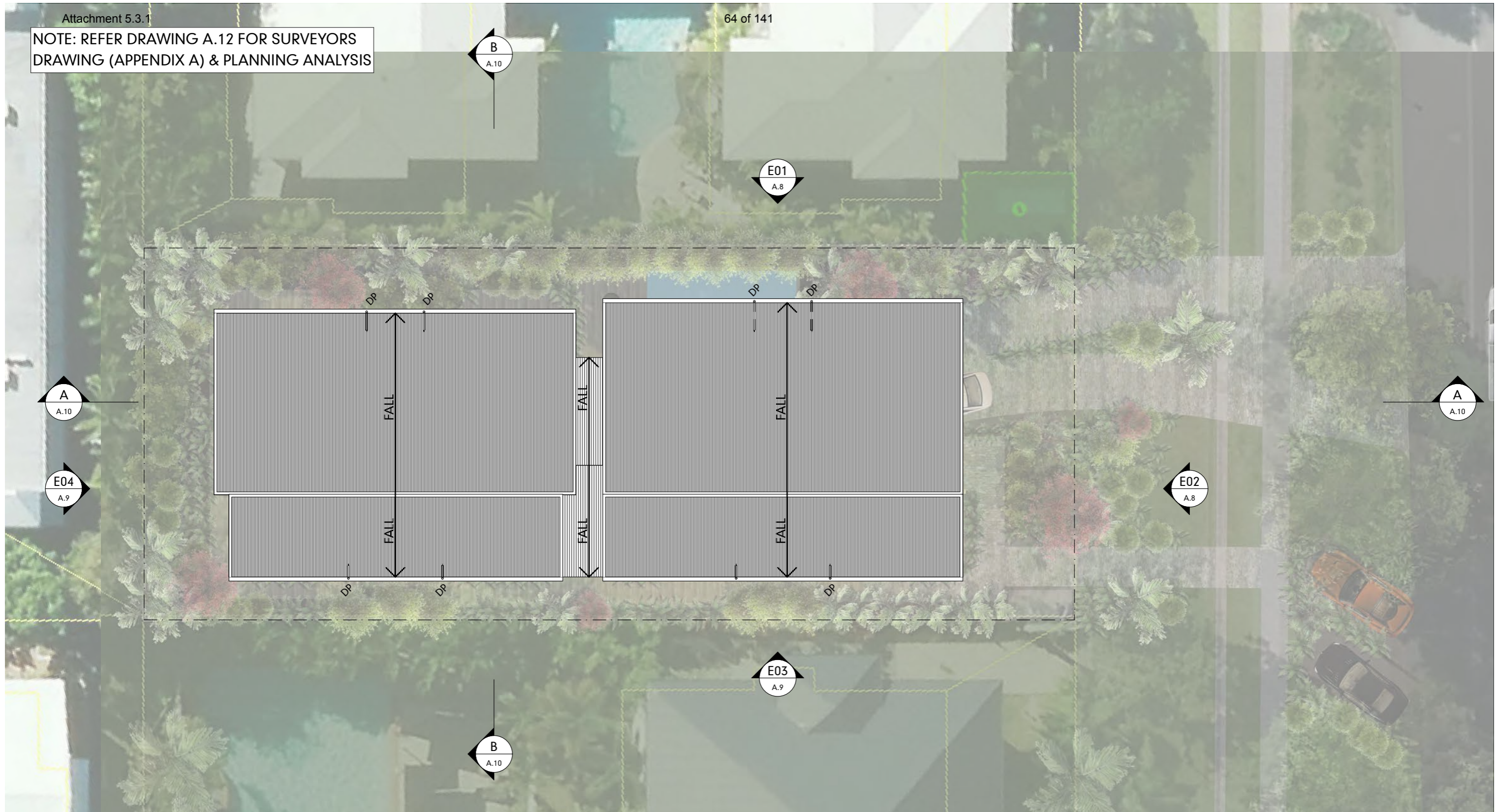
Ordinary Council Meeting - 22 November 2016



PROJECT No: DANBRY001  
DATE : 16/08/2016  
DRAWING No : A.5 REV A



NOTE: REFER DRAWING A.12 FOR SURVEYORS DRAWING (APPENDIX A) & PLANNING ANALYSIS



### ROOF LEVEL

SCALE 1:200

PROJECT : PROPOSED NEW APARTMENT BUILDING  
 AT : 33 DAVIDSON STREET (LOT 903 ON PTD2092) PORT DOUGLAS, QLD, 4877, AUSTRALIA  
 FOR : FOXWISE DEVELOPMENTS PTY LTD

Ordinary Council Meeting - 22 November 2016



PROJECT No: DANBRY001  
 DATE : 16/08/2016  
 DRAWING No : A.6 REV A





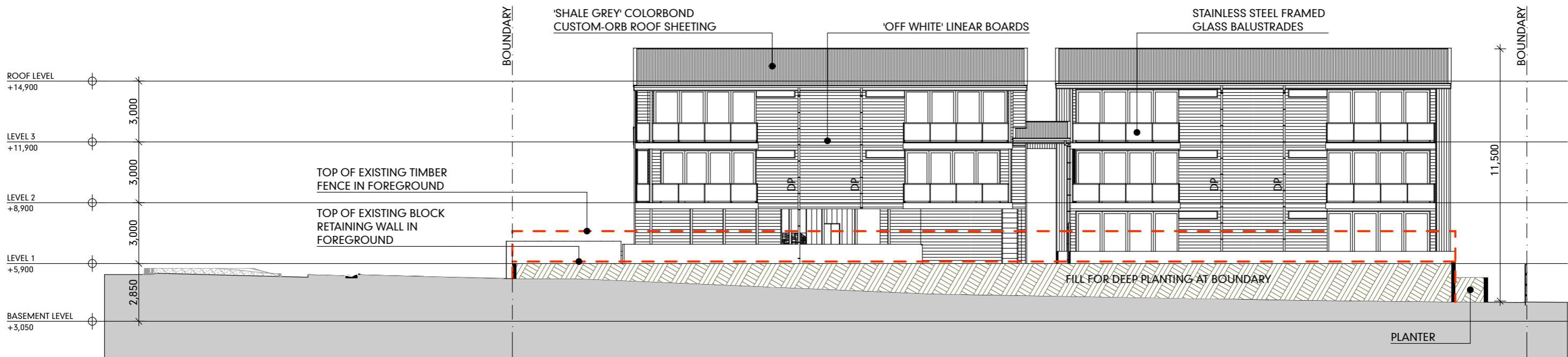


PROJECT : PROPOSED NEW APARTMENT BUILDING  
AT : 33 DAVIDSON STREET (LOT 903 ON PTD2092) PORT DOUGLAS, QLD, 4877, AUSTRALIA  
FOR : FOXWISE DEVELOPMENTS PTY LTD

Ordinary Council Meeting - 22 November 2016

PROJECT No: DANBRY001  
DATE : 16/08/2016  
DRAWING No : A.7 REV A



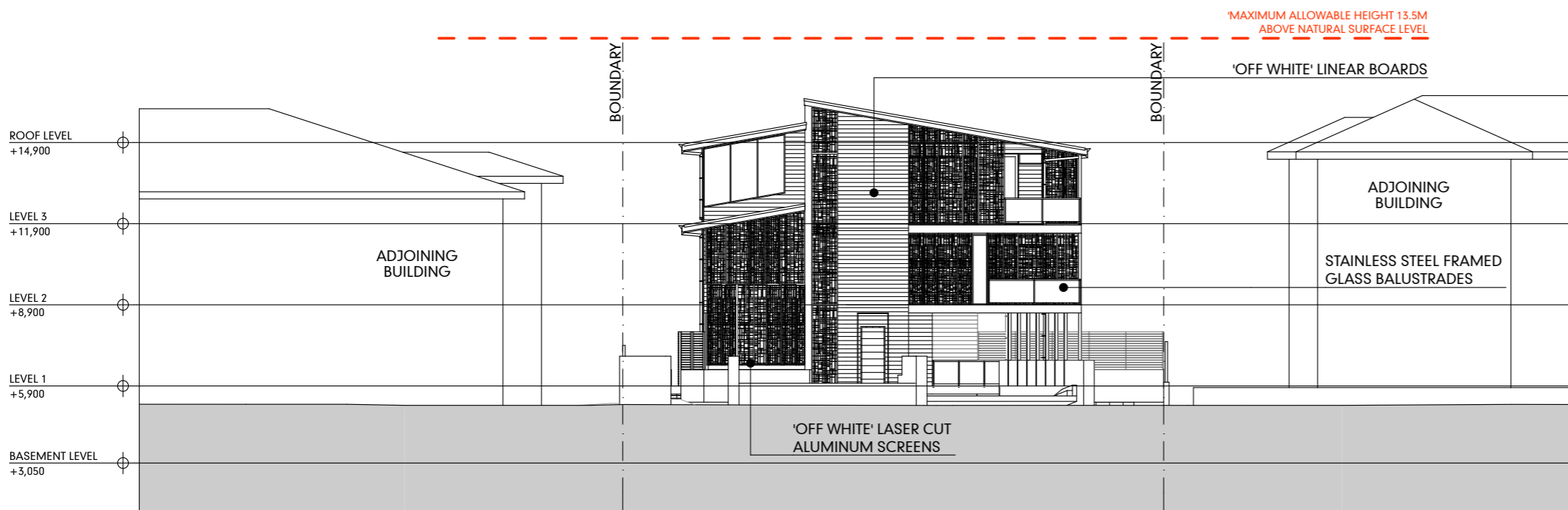


# NORTH ELEVATION

SCALE 1:200

# E01

A.2, A.3, A.4, A.5, A.6



# EAST ELEVATION

SCALE 1:200

# E02

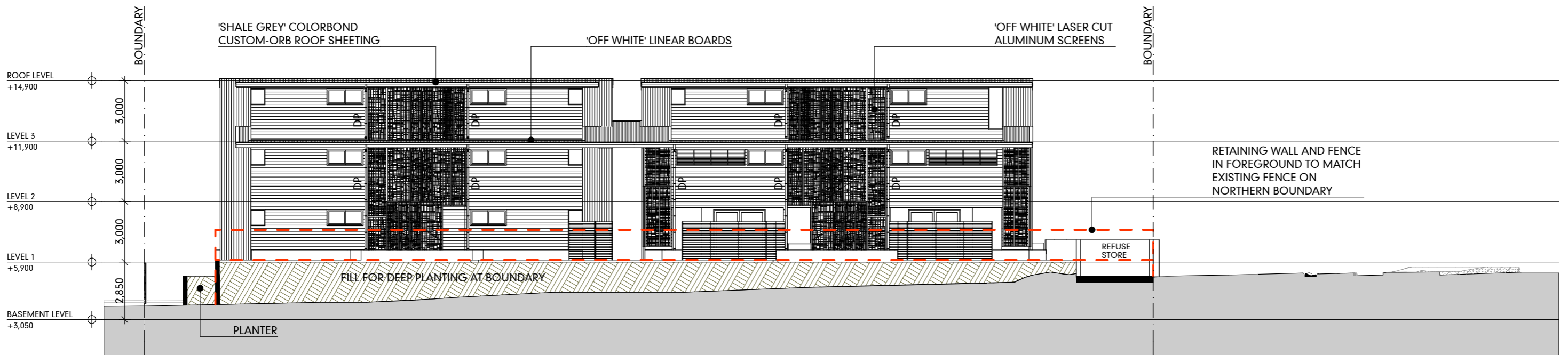
A.2, A.3, A.4, A.5, A.6

PROJECT : PROPOSED NEW APARTMENT BUILDING  
 AT : 33 DAVIDSON STREET (LOT 903 ON PTD2092) PORT DOUGLAS, QLD, 4877, AUSTRALIA  
 FOR : FOXWISE DEVELOPMENTS PTY LTD

Ordinary Council Meeting - 22 November 2016

PROJECT No: DANBRY001  
 DATE : 16/08/2016  
 DRAWING No : A.8 REV A



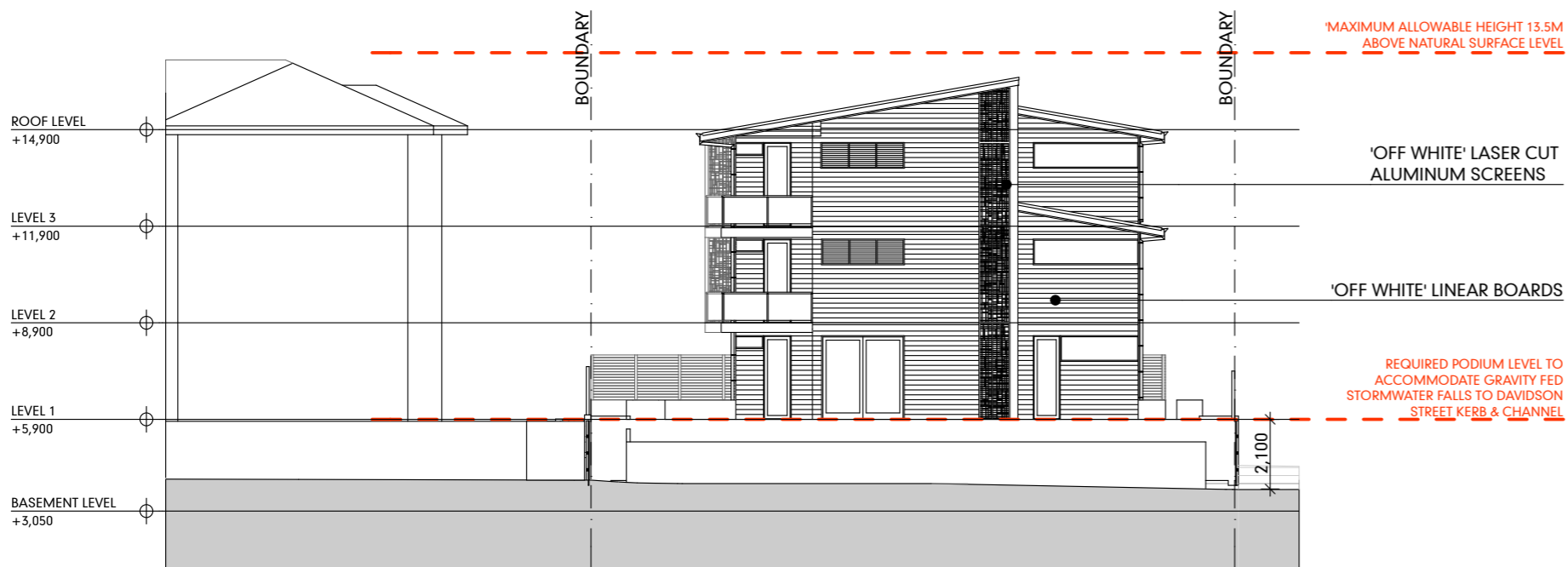


### SOUTH ELEVATION

SCALE 1:200

**E03**

A.2, A.3, A.4, A.5, A.6



### WEST ELEVATION

SCALE 1:200

**E04**

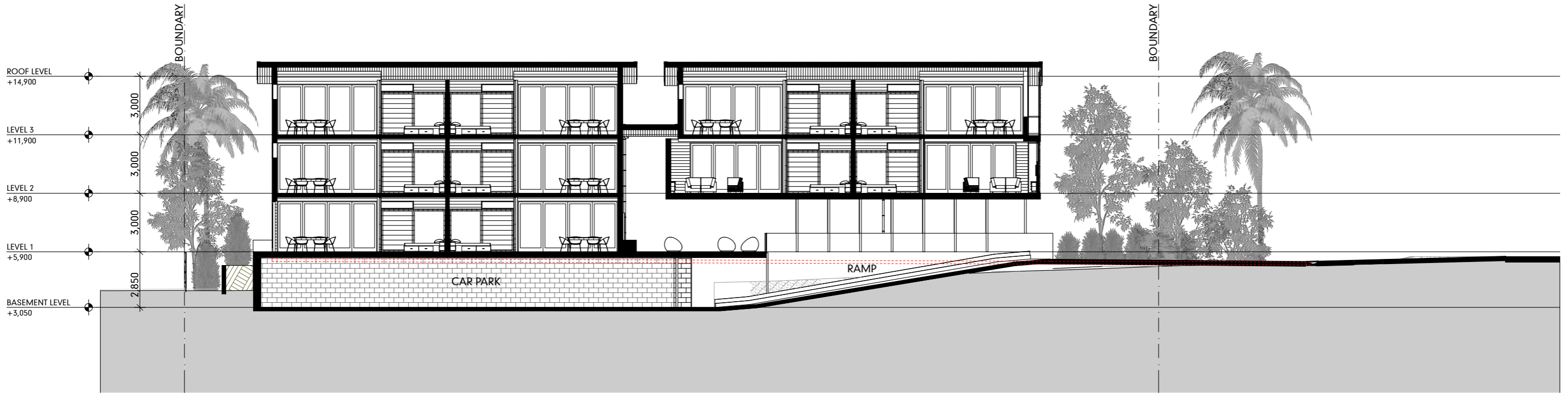
A.2, A.3, A.4, A.5, A.6

PROJECT : PROPOSED NEW APARTMENT BUILDING  
 AT : 33 DAVIDSON STREET (LOT 903 ON PTD2092) PORT DOUGLAS, QLD, 4877, AUSTRALIA  
 FOR : FOXWISE DEVELOPMENTS PTY LTD

Ordinary Council Meeting - 22 November 2016

PROJECT No: DANBRY001  
 DATE : 16/08/2016  
 DRAWING No : A.9 REV A



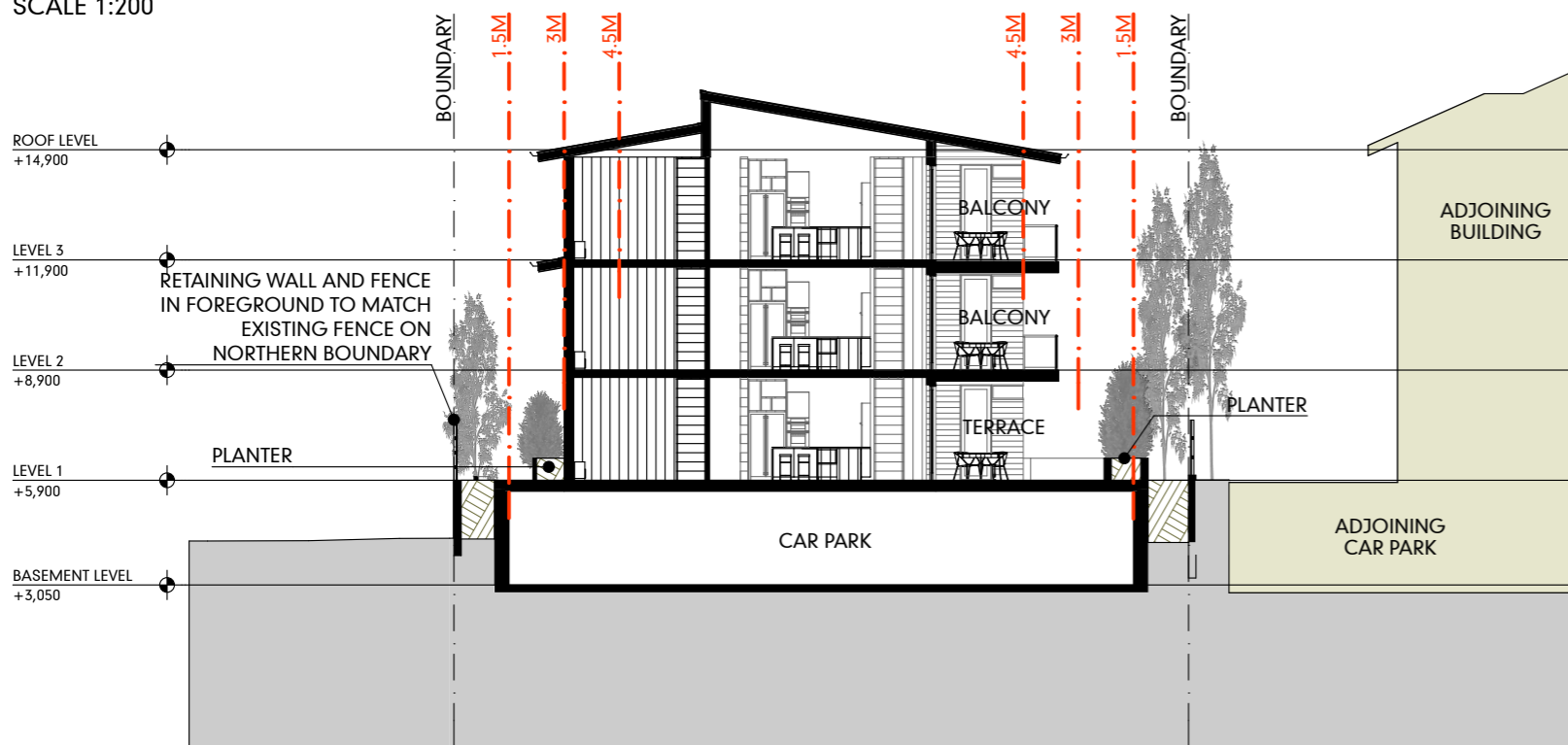


**SECTION**

SCALE 1:200

**A**

A.2, A.3, A.4, A.5, A.6



**SECTION**

SCALE 1:200

**B**

A.2, A.3, A.4, A.5, A.6

PROJECT : PROPOSED NEW APARTMENT BUILDING  
 AT : 33 DAVIDSON STREET (LOT 903 ON PTD2092) PORT DOUGLAS, QLD, 4877, AUSTRALIA  
 FOR : FOXWISE DEVELOPMENTS PTY LTD

Ordinary Council Meeting - 22 November 2016

PROJECT No: DANBRY001  
 DATE : 16/08/2016  
 DRAWING No : A.10 REV A



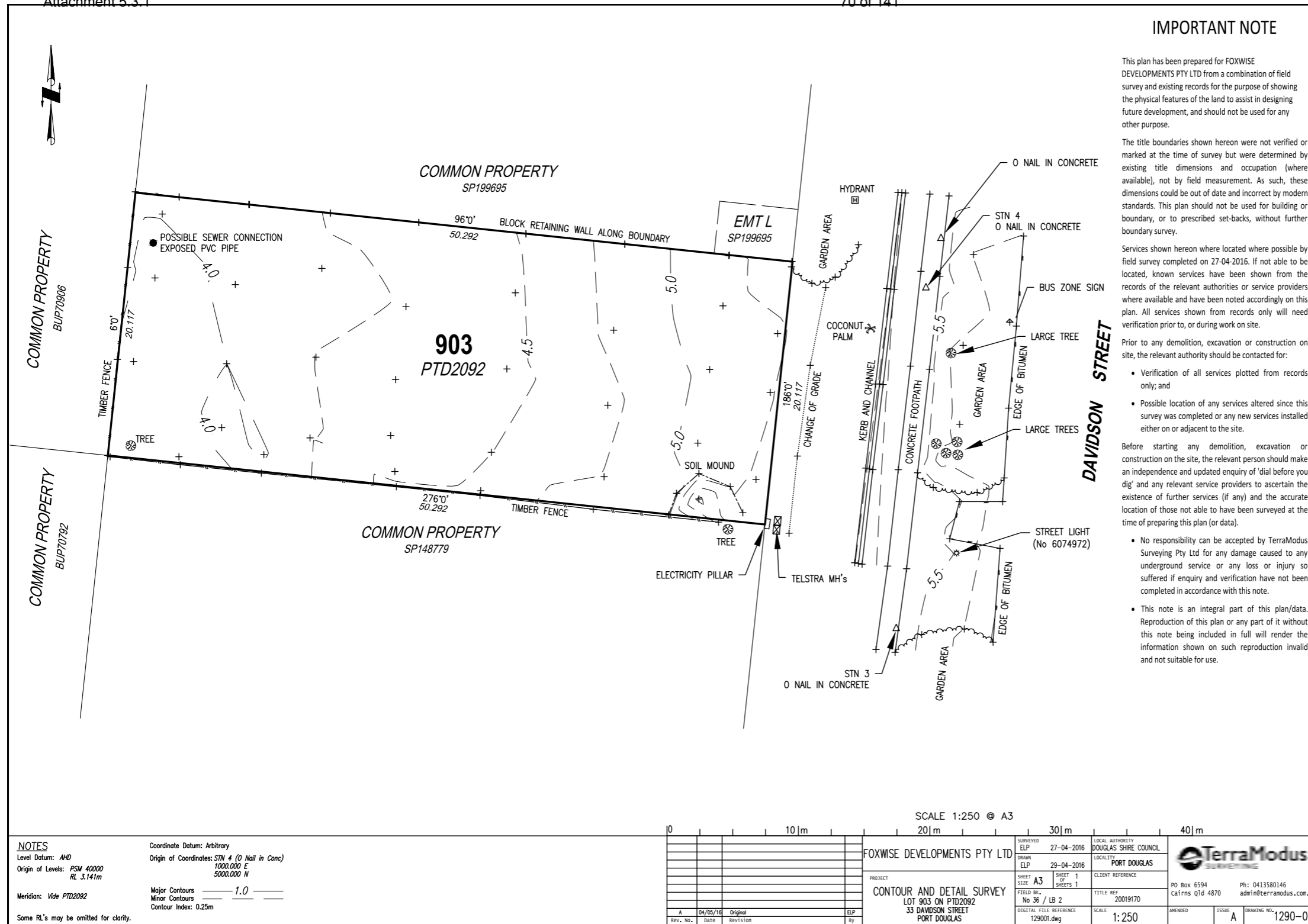


PROJECT : PROPOSED NEW APARTMENT BUILDING  
AT : 33 DAVIDSON STREET (LOT 903 ON PTD2092) PORT DOUGLAS, QLD, 4877, AUSTRALIA  
FOR : FOXWISE DEVELOPMENTS PTY LTD

Ordinary Council Meeting - 22 November 2016

PROJECT No: DANBRY001  
DATE : 16/08/2016  
DRAWING No : A.11 REV A





**IMPORTANT NOTE**

This plan has been prepared for FOXWISE DEVELOPMENTS PTY LTD from a combination of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development, and should not be used for any other purpose.

The title boundaries shown hereon were not verified or marked at the time of survey but were determined by existing title dimensions and occupation (where available), not by field measurement. As such, these dimensions could be out of date and incorrect by modern standards. This plan should not be used for building or boundary, or to prescribed set-backs, without further boundary survey.

Services shown hereon where located where possible by field survey completed on 27-04-2016. If not able to be located, known services have been shown from the records of the relevant authorities or service providers where available and have been noted accordingly on this plan. All services shown from records only will need verification prior to, or during work on site.

Prior to any demolition, excavation or construction on site, the relevant authority should be contacted for:

- Verification of all services plotted from records only; and
- Possible location of any services altered since this survey was completed or any new services installed either on or adjacent to the site.

Before starting any demolition, excavation or construction on the site, the relevant person should make an independence and updated enquiry of 'dial before you dig' and any relevant service providers to ascertain the existence of further services (if any) and the accurate location of those not able to have been surveyed at the time of preparing this plan (or data).

- No responsibility can be accepted by TerraModus Surveying Pty Ltd for any damage caused to any underground service or any loss or injury so suffered if enquiry and verification have not been completed in accordance with this note.
- This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.

PLANNING ANALYSIS	
PLANNING AREA -	TOURIST & RESIDENTIAL
SITE AREA	1000 M <sup>2</sup>
BASEMENT AREA (NOT INCLUDING RAMP)	540 M <sup>2</sup>
LEVEL 1 GFA (INCLUDING ACCESS STAIR & LANDING) (50 M <sup>2</sup> )	314 M <sup>2</sup>
LEVEL 2 GFA (NOT INCLUDING ACCESS STAIR & LANDING) (48 M <sup>2</sup> )	304 M <sup>2</sup>
LEVEL 3 GFA (NOT INCLUDING ACCESS STAIR & LANDING) (48 M <sup>2</sup> )	297 M <sup>2</sup>
<b>TOTAL GFA (NOT INCLUDING STAIR, LIFT &amp; LANDINGS)</b>	<b>915 M<sup>2</sup></b>
PLOT RATIO	<b>0.915</b>
SITE COVERAGE	
LEVEL 1	324 M <sup>2</sup> (33%)
LEVEL 2	412 M <sup>2</sup> (41%)
LEVEL 3	395 M <sup>2</sup> (40%)
10 APARTMENTS	8 x 2 BEDROOM 2 x 3 BEDROOM
CAR PARKING	13 SPACES PROVIDED
	1 SPACE PER 2 BED APARTMENT 2 SPACES PER 3 BED APARTMENT 2 SPACE ON STREET (NEW)

**APPENDIX A - DRAWING NOT TO SCALE**

PROJECT : PROPOSED NEW APARTMENT BUILDING  
 AT : 33 DAVIDSON STREET (LOT 903 ON PTD2092) PORT DOUGLAS, QLD, 4877, AUSTRALIA  
 FOR : FOXWISE DEVELOPMENTS PTY LTD

Ordinary Council Meeting - 22 November 2016

PROJECT No: DANBRY001  
 DATE : 16/08/2016  
 DRAWING No : A.12 REV A





Department of Infrastructure,  
Local Government and Planning

Our reference: SDA-0716-031872

Your reference: #779412

13 September 2016

Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
MOSSMAN QLD 4873

*Attn: Daniel Lamond*

Dear Sir / Madam

**Concurrence agency response—with conditions**

Application for material change of use (multi-unit housing and holiday accommodation) on land situated at 33 Davidson Street Port Douglas, formally known as Lot 903 on PTD2092  
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 8 July 2017.

**Applicant details**

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Applicant name: Foxwise Developments Pty Ltd  
Applicant contact details: c/- Planz Town Planning  
PO Box 181  
Edge Hill Qld 4870  
info@planztp.com

**Site details**

---

Street address: 33 Davidson Street Port Douglas  
Lot on plan: Lot 903 on PTD2092  
Local government area: Douglas Shire Council

### Application details

Proposed development: Development permit for material change of use (multi-unit housing and holiday accommodation – 10 units)

### Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development permit	Multi-unit Housing and Holiday Accommodation - 10 units	Code Assessment

### Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 3, Item 1—State-controlled roads

### Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

### Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

### Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

### Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
<b>Aspect of development: material change of use</b>				
TMR Layout Plan	Queensland Government Transport and Main Roads	05/09/2016	TMR16-17670 (500-1017)	A
Stormwater Concept	Flanagan Consulting Group	12 August 2016	4694-SK01	-
Access Crossovers	FNQROC	26/11/14	S1015	C
Concrete Driveway for Allotment Access	FNQROC	26/11/14	S1110	D



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

For further information, please contact Michele Creecy, Senior Planning Officer, SARA Far North QLD on 4037 3206, or email [michele.creecy@dlgp.qld.gov.au](mailto:michele.creecy@dlgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



**Brett Nancarrow**  
Manager (Planning)

cc: Foxwise Developments Pty Ltd c/- Planz Town Planning, [info@planztp.com](mailto:info@planztp.com)  
enc: Attachment 1—Conditions to be imposed  
Attachment 2—Reasons for decision to impose conditions  
Attachment 3—Further advice  
Attachment 4—Approved Plans and Specifications

Our reference: SDA-0716-031872

Your reference: #779412

### Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
<b>Aspect of development – material change of use</b>		
<b>Schedule 7, Table 3, Item 1</b> —Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> <li>• TMR Layout Plan (6504 – 4.92km) prepared by Queensland Government Transport and Main Roads, dated 05/09/2016, Reference TMR16-17670 (500-1017), Issue A.</li> <li>• Stormwater Concept prepared by Flanagan Consulting group, dated 12 August 2016, Reference 4694-SK01.</li> </ul>	Prior to the commencement of use and to be maintained at all times.
2.	<p>(a) The road access location, is to be located generally in accordance with TMR Layout Plan, prepared by Queensland Government Transport and Main Roads, dated 05/09/2016 reference TMR16-17670 (500/1017), revision A.</p> <p>(b) Road access works comprising of a sealed access, (at the road access location) must be provided generally in accordance with TMR Layout Plan, prepared by Queensland Government Transport and Main Roads, dated 05/09/2016, reference TMR16-17670 (500-1017), revision A.</p> <p>(c) The road access works must be designed and constructed in accordance with:</p> <ul style="list-style-type: none"> <li>• Far North Queensland Regional Organisation of Councils (FNQROC) Standard Drawing S1015 - Access Crossovers, dated 26/11/14, Revision C; and</li> <li>• Far North Queensland Regional Organisation of Councils (FNQROC) Standard Drawing S1110 – Concrete Driveway for allotment Access, dated 26/11/14, Revision D.</li> </ul>	<p>(a) At all times.</p> <p>(b) and (c): Prior to the commencement of use and to be maintained at all times.</p>
3.	Stormwater management of the development must ensure no worsening or actionable nuisance to Port Douglas Road.	At all times

Our reference: SDA-0716-031872

Your reference: #779412

## **Attachment 2—Reasons for decision to impose conditions**

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The reasons for this decision are:

- **Condition 1** – to ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- **Condition 2** – to ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road and to ensure the design of any road access maintains the safety and efficiency of the state-controlled road.
- **Condition 3** – to ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor.

Our reference: SDA-0716-031872

Your reference: #779412

### Attachment 3—Further advice

<b>General advice</b>	
<b>Ref.</b>	<b>Advertising device</b>
1.	<p>A local government should obtain advice from the Department of Transport and Main Roads (DTMR) if it intends to approve the erection, alteration or operation of an advertising sign or another advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.</p> <p>Note: DTMR has powers under section 111 of the <i>Transport Operations (Roads Use Management – Accreditation and Other Provisions) Regulations 2005</i> to require removal or modification of an advertising sign and/or a device which is deemed that it creates a danger to traffic.</p>
<b>Ref.</b>	<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 Building Act 1975 as a transport noise corridor. Information about transport noise corridors is available at state and local government offices. This tool is available at the Department of Local Government and Planning website: <a href="http://www.dilgp.qld.gov.au/planning/state-planning-instruments/spp-interactive-mapping-system.html">http://www.dilgp.qld.gov.au/planning/state-planning-instruments/spp-interactive-mapping-system.html</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 (NAPMAP) are located under Administrative Layers.</p>
<b>Further development permits, compliance permits or compliance certificates</b>	
<b>Ref.</b>	<b>Road access works approval</b>
3.	<p>Under sections 62 and 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 that are road access works (including driveways) on a state-controlled road. Please contact the Cairns district office of the Department of Transport and Main Roads on 4045 7144 to make an application for road works approval. 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><b>The road access works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</b></p>

<b>State Planning Policy April 2016 interim development assessment provisions</b>	
4.	Douglas Shire Council, in its role as assessment manager, must assess the development application against the State Planning Policy April 2016, and in particular the interim development assessment provisions, such as Liveable communities, Water quality (acid sulfate soils) and Natural hazards, risk and resilience (flood hazard area) to the extent it is relevant to the proposed development.
<b>Far North Queensland Regional Plan</b>	
5.	Douglas Shire Council, in its role as assessment manager, must assess the development application against the Far North Queensland Regional Plan 2009, such as the urban development and infrastructure policies, to the extent they are not identified in its planning scheme as being appropriately reflected.

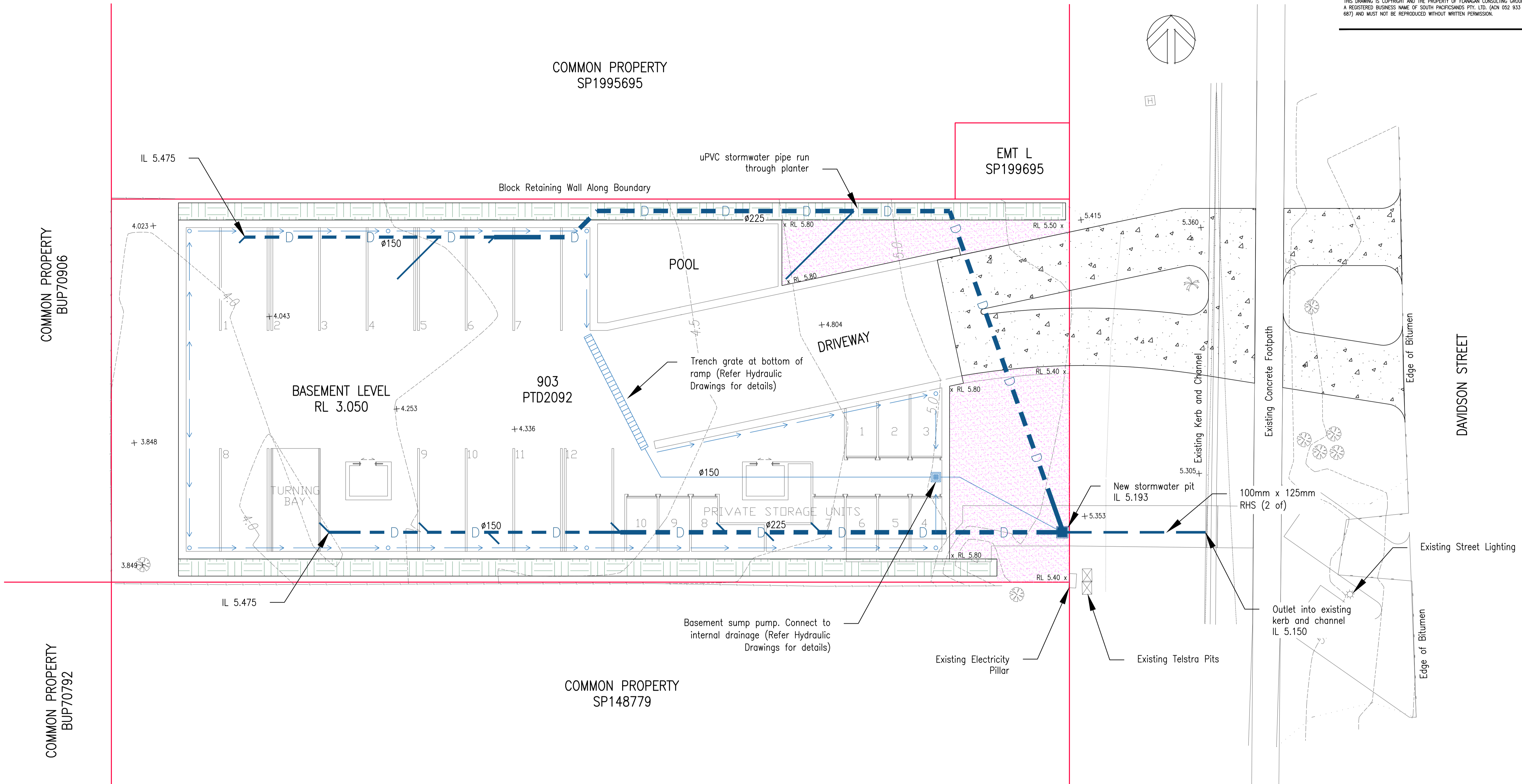
Our reference: SDA-0716-031872  
Your reference: #779412

### Attachment 4—Approved plans and specifications



Infrastructure <b>Corridor Management/Far North Region</b>		<b>TMR Layout Plan (6504 - 4.92km)</b>		
Project/Reference: Queensland's Return of Australia (QCA) 504		Scale: 1/1 Sheet: A Date: 09/09/2016 Contact: RPK TMR16-12670 (500-1017)		

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**LEGEND**

- Proposed 100x125 RHS Pipe (2 of)
- Proposed uPVC roof water drainage pipe hung from basement soffit
- Proposed Planter Box
- Proposed Concrete Driveway
- Proposed fill area, graded to drain to frontage
- Proposed Basement perimeter spoon drain and pits (Refer Hydraulic Drawings)
- Proposed Spot Levels
- Existing Surface Contour (0.25m Interval)
- Existing Lot Boundary
- Existing Fence
- Existing Spot Levels

**GENERAL NOTES**

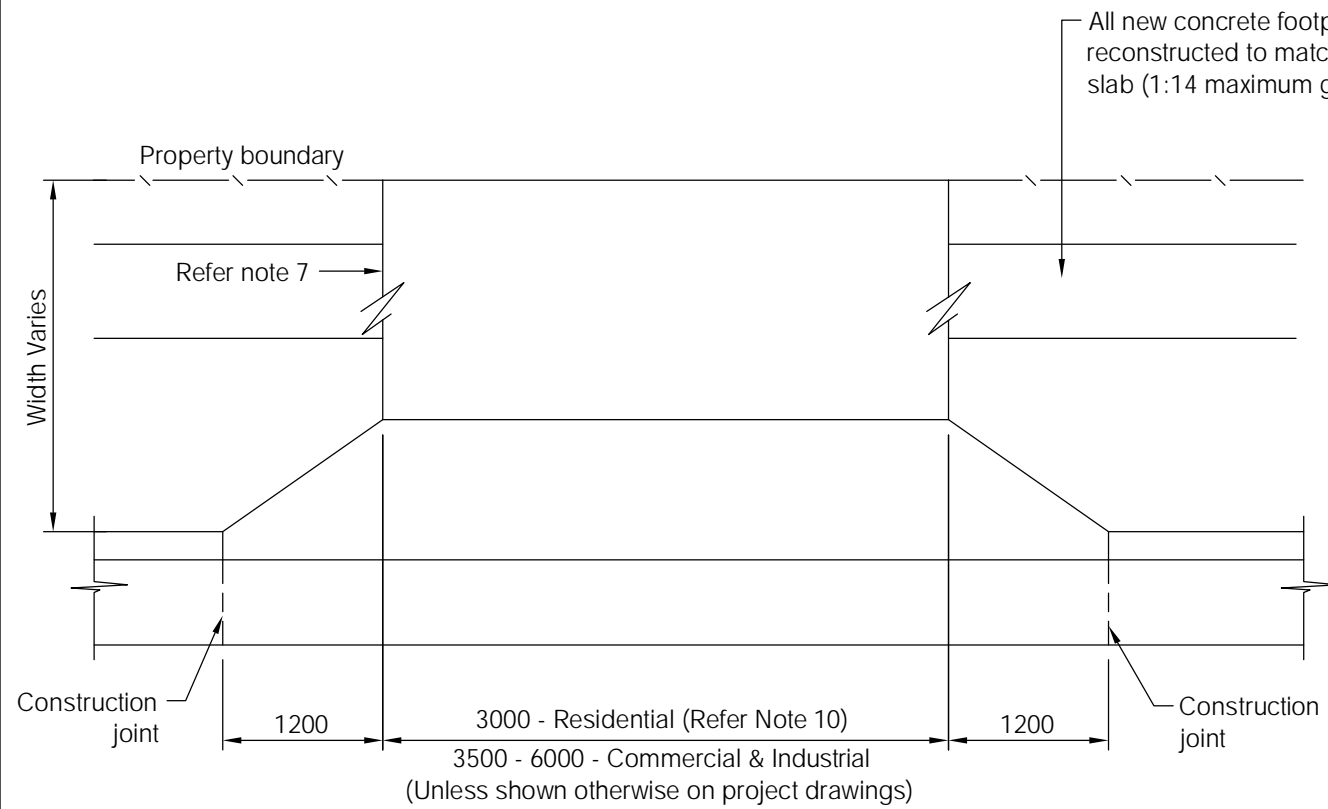
1. This drawing is to be read in conjunction with the Architect's Drawings and Building Hydraulic Drawings.
2. The Contractor shall verify the location of all existing services with the relevant authority prior to construction commencing. The location of all existing services are approximate only.
3. Check all existing levels where new works match into existing works prior to construction.

**DRAINAGE SUMMARY**

Pre-development	Post-development	
Site falls from east to west at a slope of 2.5–3.0%. All stormwater from site sheet flows over the western boundary.	The developed site is comprised of two catchments, a eastern and a western catchment. Stormwater runoff from the eastern catchment includes overland flow at the site frontage and roof water up to Q <sub>20</sub> flows, all discharging into Davidson Street. The roof water network will be sized to cater for Q <sub>20</sub> flows.	Runoff from the western catchment comprises of overland flow from the balance of the site (outside the building footprint and site frontage area) and roof water above Q <sub>20</sub> , discharging over the western boundary.
Catchment Area = 1000 m <sup>2</sup> Impervious Area = 0 m <sup>2</sup> T <sub>c</sub> = 5.0 Minutes Q <sub>100</sub> = 0.079 M <sup>3</sup> /S	Eastern Catchment Frontage fill area = 133 m <sup>2</sup> (54 m <sup>2</sup> impervious) T <sub>c</sub> = 5.0 Minutes Q <sub>100</sub> = 0.012 M <sup>3</sup> /S  Roof Catchment Area = 574 m <sup>2</sup> (574 m <sup>2</sup> Impervious) T <sub>c</sub> = 5.0 Minutes Q <sub>20</sub> = 0.040 M <sup>3</sup> /S	Western Catchment Catchment area = 293 m <sup>2</sup> (54 m <sup>2</sup> impervious) T <sub>c</sub> = 5 Minutes Q <sub>100</sub> = 0.040 M <sup>3</sup> /S  Excess flows from roof catchment Q <sub>100</sub> - Q <sub>20</sub> = 0.014 m <sup>3</sup> /S  Total Q <sub>100</sub> FLOW = 0.054 m <sup>3</sup> /S

**FLANAGAN CONSULTING GROUP**  
DEVELOPMENT CONSULTANTS  
CAIRNS (07) 4031 3199 DARWIN (08) 8911 0046 MACKAY (07) 4944 1200 TOWNSVILLE (07) 4724 5737  
www.flanaganconsulting.com.au

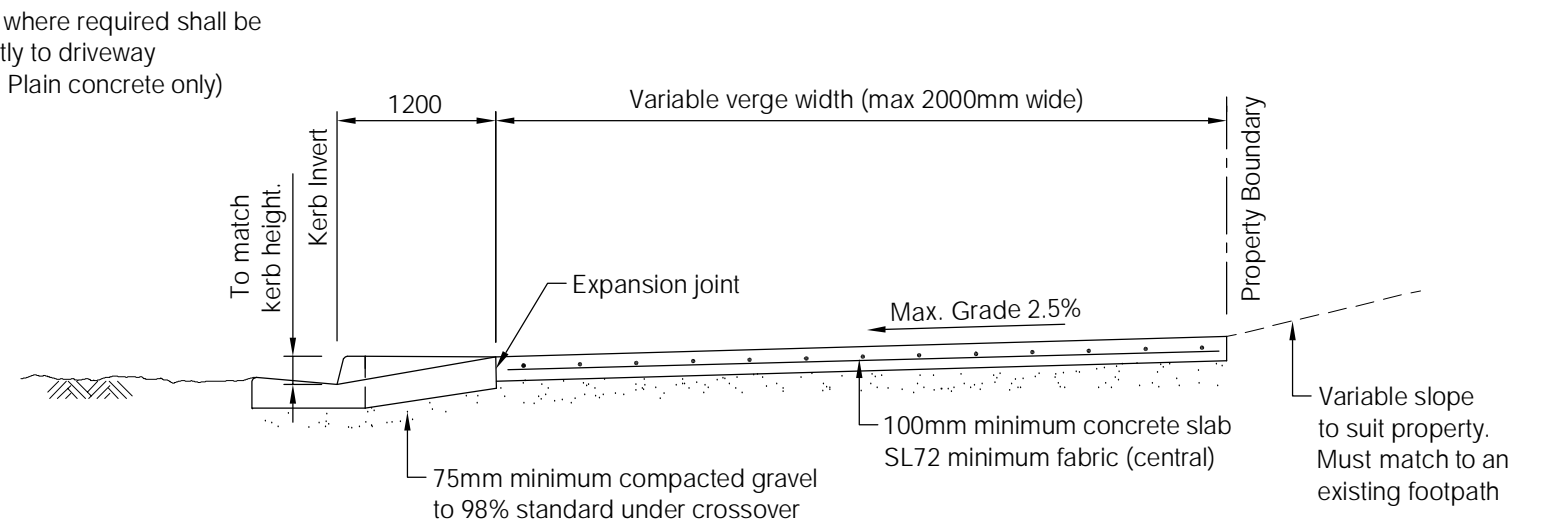
**33 DAVIDSON ST DEVELOPMENT**  
**STORMWATER CONCEPT**  
Sheet 1 of 1  
**4694-SK01** 1:100 A1 Full Size  
Acad No. 4694-SK01.DWG 12 August 2016



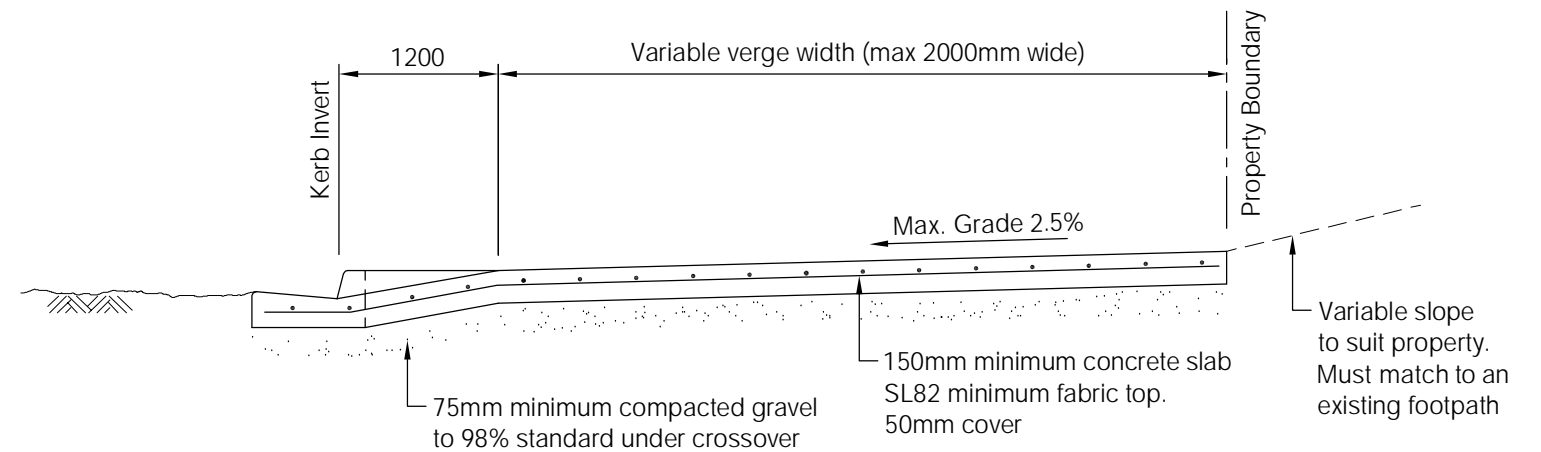
PLAN

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 N25 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.
5. Expansion joints to be 10mm thick, closed cell cross linked polyethylene foam (85-150kg/m), 12mm round galvanised dowels @ 600 CRTS
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 present it is to be sawcut and an expansion joint provided. 12mm round galvanised dowels @ 600 CRTS
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.



RESIDENTIAL VEHICLE CROSSING



COMMERCIAL & INDUSTRIAL VEHICLE CROSSING

**Department of Transport and Main Roads note:**  
Site specific requirements may not reflect this example in its entirety. Detailed drawings will be issued upon application for a Road Corridor Permit.

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.

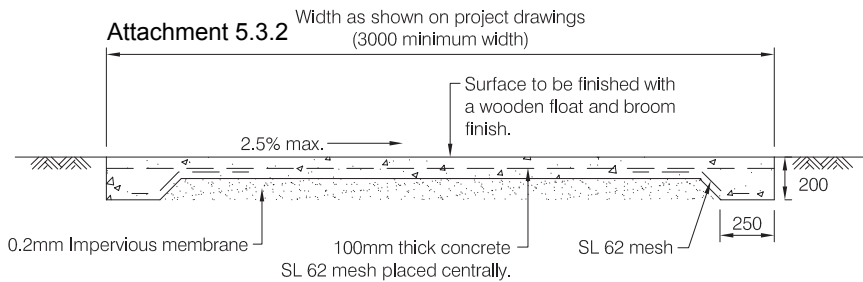


ACCESS CROSSOVERS

Standard Drawing  
S1015

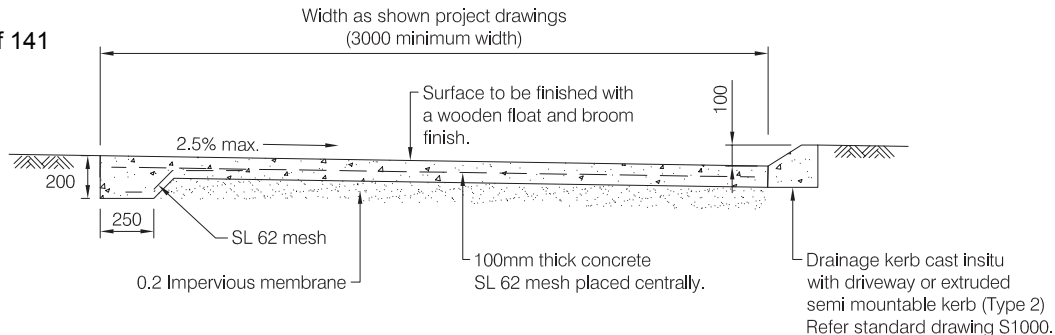
A	B	C		
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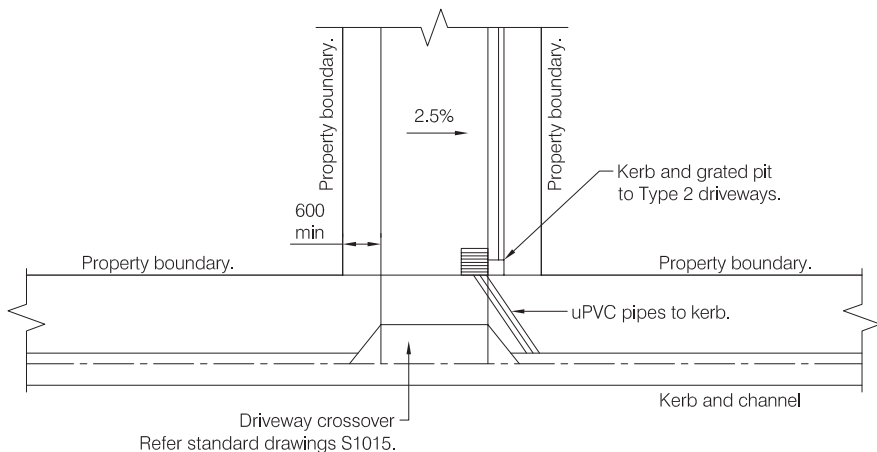
**CONCRETE DRIVEWAY - TYPE 1**

(Without drainage)



**CONCRETE DRIVEWAY - TYPE 2**

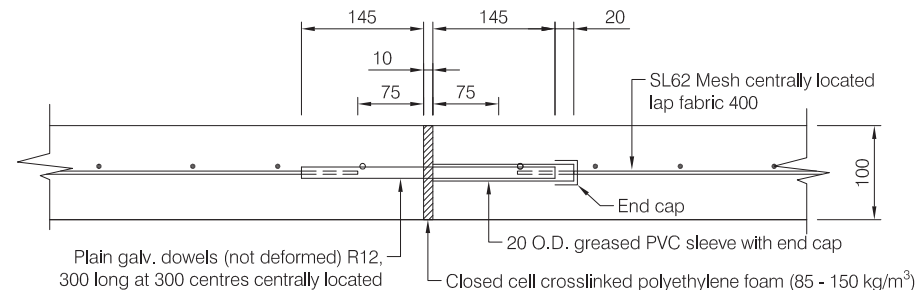
(With drainage)



**TYPICAL DRIVEWAY LAYOUT**

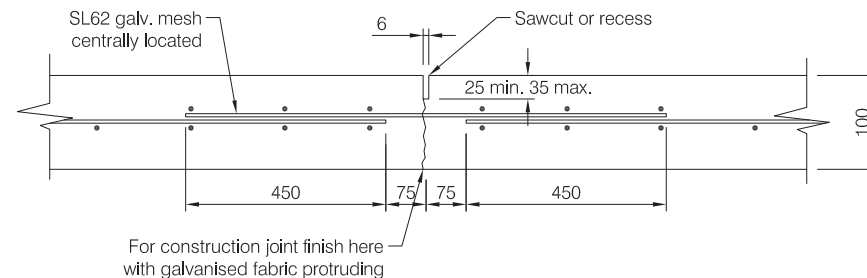
**NOTES**

1. For driveway alignment, longitudinal grade and associated drainage details refer project drawings.
2. Concrete is N25 in accordance with AS 1379 and AS 3600.
3. Construction joints shall be provided at 4.0m max. crs with expansion joints or approved equivalent @ 16.0m max. crs.
4. All dimensions to be in millimetres.
5. 'Residential' refers to single dwelling/duplex.



**EXPANSION JOINT**

Spacing 16m max.



**CONTRACTION JOINT**

Spacing 4m max.

REVISIONS	DATE
C	01/02/06
B	13/01/06
A	12/03/04


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Ordinary Council Meeting - 22 November 2016

**CONCRETE DRIVEWAY FOR ALLOTMENT ACCESS**

Standard Drawing			
<b>S1110</b>			
A	B	C	



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

**INFRASTRUCTURE CHARGES NOTICE**

<b>Foxwise Developments Pty Ltd</b> DEVELOPERS NAME	0	0
33 Davidson Street	Port Douglas	Lot 903 on PTD2092
STREET No. & NAME	SUBURB	LOT & RP No.s
Material Change of Use	1553/2016	10-Nov-16
DEVELOPMENT TYPE	COUNCIL FILE	VALIDITY PERIOD (years)
795292	1	
DSC Reference Doc . No.	VERSION No.	

	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	8,356.93	50,141.58		
	Multiple Dwelling	11,473.71	22,947.42		
	Short-term Accomodatic	9,000.00	18,000.00		
	existing	1	14,342.13		
	Total		<b>76,746.87</b>		
<b>TOTAL</b>			<b>76,746.87</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