

## 5.1. MATERIAL CHANGE OF USE FOR A MIXED DEVELOPMENT AT 49 MACROSSAN STREET, PORT DOUGLAS

REPORT AUTHOR(S)	Jenny Elphinstone, Senior Planning Officer
GENERAL MANAGER	Nick Wellwood, General Manager Operations
DEPARTMENT	Development Assessment and Coordination
PROPOSAL	Combined Application - MCU Impact/Code (mixed use development - restaurant, retail, multi-unit housing & holiday accommodation)
APPLICANT	W B Petrie & L H Petrie C/- Planz Town Planning PO Box 181 EDGE HILL QLD 4870
LOCATION OF SITE	49 Macrossan Street, Port Douglas
PROPERTY	Lot 410 on PTD2091

### LOCALITY PLAN



Figure 1 - Locality Plan

<b>LOCALITY</b>	Port Douglas and Environs
<b>PLANNING AREA</b>	Commercial
<b>PLANNING SCHEME</b>	Douglas Shire Planning Scheme 2006
<b>REFERRAL AGENCIES</b>	Department of State Development, Manufacturing, Infrastructure and Planning (Department of Transport and Main Roads)
<b>NUMBER OF SUBMITTERS</b>	One
<b>STATUTORY ASSESSMENT DEADLINE</b>	19 April 2018
<b>APPLICATION DATE</b>	20 September 2017

### RECOMMENDATION

That Council approves the development application for a Material Change of Use for Restaurant, Shopping Facilities, Multi-Unit Housing and Holiday Accommodation over land described as Lot 410 on PTD2091, located at 49 Macrossan Street, Port Douglas, subject to the following:

#### A. 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
Floor Plans	Prepared by TPG Architects, 49 Macrossan Street, Reference WLP-01 DA-100H dated December 2017 (Council electronic Document ID: 838319) and amended as per Condition 3.	To be determined
Sections and Elevations	Prepared by TPG Architects, 49 Macrossan Street, Reference WLP-01 DA-101D (Council electronic Document ID: 838319)	December 2017
Vehicle Swept Path Drawings	Prepared by CMG Consulting Engineers, Sheets 1 of 2 and 2 of 2 (Council electronic Document ID: 838319)	4 December 2017
Landscape Design Concept	Prepared by Andrew Proust Landscape Architect, Project 1238, Demolition Plan - Tree removal and Palm Retention Survey LA-E.01 and Landscape Concept Plan LA-P.01	5 December 2017

**B. ASSESSMENT MANAGER CONDITIONS AND ADVICES**

The approval is subject to the following conditions and advices

**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.

**Amended Plan**

3. The proposed development must be generally in accordance with the Floor Plans, prepared by TPG Architects drawing WLP-01 DA-100H, dated December 2017, (Council electronic document D#838319) and as amended to accommodate the following:
  - a. inclusion of at least one disabled driver car parking space;
  - b. provision of a suitable sign advising of limited vehicle access to the basement parking is restricted to Class 1 Vehicle and maximum vehicle clearance heights;
  - c. inclusion of suitable traffic warning signs regarding vehicle ramp access and pedestrian activity on sidewalk;
  - d. relocation of the street light to an appropriate position, sufficiently away from the driveway access;
  - e. relocation of the utility service manhole away from the vehicle access driveway to a location approved by the utility owner;
  - f. the form of the kerb and channel to the road to match the existing to the neighbouring development to the south-east;
  - g. paving of the pedestrian footpath in pavers to match the existing paving to the south-east and to extend in width to match the neighbouring development to the south-east;

- h. the awning to the street be extended to the north-west over the pedestrian sidewalk area, towards the new driveway and to be of a width that provides protection to the width of the pedestrian sidewalk area;**
- i. the Macrossan Street front balconies may only be screened by shutters, glazing, louvres or similar permanent structures to a maximum extent of twenty-five per cent (25%) of their horizontal dimension. The remaining seventy-five per cent (75%) must be capable of remaining open; and**
- j. removal of the dining table and chairs from the adjacent sidewalk area.**

**Details of the above amendments must be included in the subsequent application for a Development Permit.**

#### **Survey of wall**

- 4. Prior to the issue of a Development Permit for Building Work for new building work the applicant must undertake a dilapidation report of the adjacent wall along the common south-eastern boundary. A copy of the report must be provided to the neighbouring property owner and to the Building Certifier.**

#### **Availability of Parking Areas**

- 5. The basement parking area must be available for use by all businesses and accommodation units on the land including visitors to the site for all times that the businesses operate and accommodation units are occupied.**

#### **Maintain Clearance walkway**

- 6. At all times maintain a minimum 2m wide, cleared walkway on the terrace area between the restaurant and the shop.**

#### **Toilets**

- 7. For all times that the restaurant is open to trade, the toilets must be available to customers. Where the shopping facilities provide service of food and beverages the toilets must also be made available to customers during operating hours. The toilets must be available to staff at all trading times.**

#### **Noise Attenuation**

- 8. The internal areas of all residential units must be suitably attenuated from noise intrusion associated with night time activities, such as outdoor dining, bars and nightclubs.**

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



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

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

10. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:
  - a. Augment existing water supply infrastructure to the extent necessary such that the development does not adversely affect the water supply to adjacent properties and such that a water service connection can be provided at the lot frontage; and
  - b. Augment existing sewers and pump station downstream of the site, to the extent required to accommodate the increased flows generated by the 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 prior to commencement of such works. 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

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

11. Undertake the following water supply and sewerage works internal to the subject land:
  - a. Provide a single internal sewer connection which must be clear of any buildings or structures;
  - b. Provide a single internal water connection;
  - c. Water supply sub-metering must be designed and installed in accordance with the Queensland Development Code and the Water Supply (Safety and Reliability) Act 2008 (applies to developments which will be reconfigured by Building Format Plan and separately titled)
  - d. Replace the existing sewer main under or within 1.5 metres of the building and within the zone of influence of the footings and foundations with uPVC sewer pipe class SN8.

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.**

**Three (3) copies of a plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.**

#### **Inspection of Sewers**

- 12. CCTV inspections of sewers must be undertaken both prior to commencement of works on site and at works completion where works have been undertaken over or to sewers. Defects must be rectified to the satisfaction of the Chief Executive Officer at no cost to Council prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.**

#### **Vehicle Parking**

- 13. The amount of vehicle parking must be as specified in Council's Planning Scheme which is a minimum of 14 spaces. 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 and these attributes must be maintained for the life of the development. At least one car parking space must be provided for disabled drivers.**

#### **Protection of Landscaped Areas from Parking**

- 14. Landscaped areas adjoining the parking area must be protected by a 150 mm high vertical concrete kerb or similar obstruction. The kerb must be set back from the garden edge sufficiently to prevent vehicular encroachment and damage to plants by vehicles.**

#### **Parking Signage**

- 15. Erect signs advising of the location of the ramp advising of the availability of the off-street visitor parking area. The signs must be erected prior to Commencement of Use.**

#### **Bicycle Parking**

- 16. The bicycle parking area must be constructed prior to Commencement of Use and maintained for the life of the development.**

#### **Lighting**

17. 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**

18. Undertake the following works external to the land at no cost to Council:
  - a. Construct the vehicle access apron and crossover, kerb and channel and landscaped garden verge island, generally in accordance with the TMR approved design;
  - b. Construct full-width sidewalk with paving to match the neighbouring development to the south-east. Where the existing pavers are not re-used these pavers must be returned to Council;
  - c. Provide permanent tactile ground surface Indicators in accordance with Australian Standard AS1428.4: 2002 Design for Access and Mobility Part 4: Tactile Indicators prior to the vehicle access ramp area;
  - d. Relocate the utility services pit and cover to a more appropriate location in agreement with the service provider;
  - e. Relocate the street pole away from the access driveway to a suitable safe position;
  - f. Make good the kerb(s) at redundant crossover(s);
  - g. Repair any damage to existing kerb and channel, footway or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drain lines) that may occur during and works carried out in association with the construction of the approved development;
  - h. Construct and landscape the island within the road area as nominated on the plans;
  - i. Linemark parking space and loading area in front of and adjacent to the subject land; and
  - j. Erect parking, loading bays and temporary access waiting area signs outside the subject land.

All works in the road reserve need to be properly separated from pedestrians and vehicles, with any diversions adequately signed and guarded. Particular attention must be given to providing safe passage for people with disabilities i.e., the provision of temporary kerb ramps if pedestrian diversions are necessary.

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 prior to commencement of such works. 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.

#### **Above Ground Transformer Cubicles / Electrical Sub-Station**

19. Any required above ground transformer cubicles and/or electrical sub-stations are to be positioned so that they do not detract from the appearance of the streetscape and must be clear of footpath areas. This will require cubicles / sub-stations to be setback from the street alignment behind suitable screening, or incorporated within the built form of the proposed building. Details of the electrical sub-station positioning must be endorsed by the Chief Executive Officer prior to the issue of Development Permit for Building Work.

#### **Drainage Study of Site**

20. Undertake a local drainage study on the subject land to determine drainage impacts on downstream properties and the mitigation measures required to minimise such impacts. In particular, the post-development discharge of stormwater from the subject site must have no worsening effect on the drainage of upstream or downstream properties. The study must also identify the need and location of any drainage easements to convey stormwater to the lawful point of discharge. The drainage study must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work with the necessary works being undertaken prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.

#### **Acid Sulfate Soils – Basement / Pool Disturbance**

21. The basement / pool excavation proposed may result in disturbance of potential acid sulfate soils (PASS). Prior to excavation, in association with a geotechnical assessment, an acid sulfate soil investigation must be undertaken. The investigation must be performed in accordance with the latest 'Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland' produced by the Department of Natural Resources and Mines (previously DNRW), and State Planning Policy 2/02 – Planning and Managing Development Involving Acid Sulfate Soils. Where it is found that PASS exist, treatment of soil must be undertaken on-site to neutralise acid, prior to disposal as fill, in accordance with the DNRW 'Queensland Acid Sulfate Soil Technical Manual'.

#### **Basement Parking**

- 22. Submit a report prepared by a qualified and registered geotechnical engineer on the basement parking and a separate report on the dewatering process. Both reports must be endorsed by the Chief Executive Officer prior to commencement of any works on the site.**
- a. The basement parking report must include, but is not limited to the following:**
    - i. Stability and protection to Macrossan Street and all adjoining properties;**
    - ii. Construction techniques;**
    - iii. Techniques to imperviously seal the basement; and**
    - iv. Method of basement ventilation.**
  - b. The dewatering report must include, but is not limited to the following:**
    - i. Method of water extraction pre- and post-development and the layout of the dewatering pumps and pipelines;**
    - ii. Water quality;**
    - iii. Lawful discharge of water; and**
    - iv. How the results (being the form and frequency) will be reported to Council.**
  - c. The access to the basement parking area must be designed to prevent 100 year ARI flood waters from entering the basement parking area and must have a minimum vertical clearance of 2.1 metres.**

**Stockpiling and Transportation of Fill Material**

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

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

- a. peak traffic times;**
  - b. before 7:00 am or after 6:00 pm Monday to Friday;**
  - c. before 7:00 am or after 1:00 pm Saturdays; or**
  - d. on Sundays or Public Holidays.**
- 24. 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**



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

#### **Sewer Easement/s**

26. Create an easement having a suitable width in favour of Council over the proposed new sewer within the site to the requirements and satisfaction of the Chief Executive Officer. A copy of the easement documents must be submitted to Council for the approval by Council's solicitors at no cost to Council.

The easement is to be provided either:

- a. The approved easement documents must be submitted at the same time as seeking approval and dating of the Building Format Plan and must be lodged and registered with the Department of Natural Resources and Mines in conjunction with the Plan of Survey;

OR

- b. The approved easement documents must be lodged and registered with the Department of Natural Resources and Mines prior to the commencement of use,

whichever occurs first.

#### **Landscaping Plan**

27. The site must be landscaped in accordance with details included on a Landscaping Plan. 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**

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

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

29. 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**

30. 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).

### **Combined Height of Fencing / Retaining Walls**

31. The combined height of any retaining wall and fence must not exceed 2.5 metres in height without written agreement of neighbouring property owners. Any alternative written agreements with neighbouring property owners must be provided to and endorsed by the Chief Executive Officer in association with Council's assessment of the Landscaping Plan.

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

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

### **Geotechnical Assessment**

33. A geotechnical assessment of the site in conjunction with the retaining wall design must be carried out by a qualified and experienced geotechnical consultant, and the design must be amended to incorporate recommendations made. The geotechnical report and details of any amendments to design must be must be endorsed by the Chief Executive Officer prior to issue of the Development Permit for Building Works.

### **Refuse Storage**

34. Refuse storage is required to service the site in accordance with Council requirements.
35. The refuse bin enclosure must be roofed and bunded and fitted with a bucket trap.

### **Liquid Waste Disposal**

36. Trade waste discharge to sewer must comply with Council's Trade Waste Environmental Management Plan (TWEMP).

A report demonstrating that the facility complies with the TWEMP must be submitted to and be approved by Council prior to the issue of a Development Permit for Building Work.

The applicant must have all measures for pre-treatment installed prior to commencement of use.

### **Details of Development Signage**

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

#### **Advertising Signage**

38. All signage associated with the use must be approved by the Chief Executive Officer. The signage must comply with the Design and Siting of Advertising Devices Code contained within the Douglas Shire Planning Scheme and plans detailing the signage must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Works or Commencement of Use, whichever occurs first.

#### **Construction Signage**

39. 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

#### **Crime Prevention Through Environmental Design**

40. All lighting and landscaping requirements are to comply with Council's General Policy Crime Prevention Through Environmental Design (CPTED).

#### **Advices**

1. The survey required under Condition 4 may need to be complimented by a further survey(s) as required by the Project Engineer and the Building Certifier at the time of the basement excavation and consultation with the neighbouring property owner is recommended.
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. Supporting documentation outlining the required information for the Dewatering Report is attached to this Development Approval. Further information can be obtained from Council.
4. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. In particular the use of the adjacent sidewalk area is subject to a Local Law approval for outdoor dining. The use of the sidewalk area for outdoor dining is subject to a Local Laws approval.
5. The Applicant's amended drawing prepared by TPG Architects, WLP-01, DA-100J, dated 7 March 2018, satisfactorily meets the amended design requirements as listed under Condition 3 parts a, b and h.
6. 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 appeal 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 the Development Assessment Team 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.

7. For information relating to the *Planning Act 2016* log on to [www.dsdip.qld.gov.au](http://www.dsdip.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 *2006 Douglas Shire Planning Scheme (as amended)*, the approved land uses of land are defined as follows.

### **Holiday Accommodation**

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

**The use may include:**

- **Restaurants;**
- **bars;**
- **meeting and function facilities;**
- **dining room;**
- **facilities for the provision of meals to guests;**
- **a manager's 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 purpose 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.**

### **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.**

### **Restaurant**



**Means the use of licensed or unlicensed premises for the provision of meals or light refreshments to members of the public for consumption on or off the premises.**

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

- **bistro;**
- **bar and grill;**
- **café;**
- **milk bar;**
- **snack bar;**
- **coffee shop;**
- **tearoom;**
- **takeaway;**
- **drive through food outlet; and**
- **fast food outlet.**

### **Shopping Facilities**

**Means the use of premises for the display and retail sale of goods and for personal services such as betting (in the form of TAB agency or similar facility), hair and beauty care, laundromat, dry cleaning agent and other customer services.**

**The use includes:**

- **the hiring out of small domestic items such as appliances, entertainment, sporting and health equipment;**
- **the exchange of domestic items and clothing; and**
- **a small scale bakery, dressmaking establishment, jewellery manufacturing establishment, etc., where the use includes a shopfront retail component.**

**The use also includes facilities commonly described as shop, supermarket, department store, retail chain outlets and the like.**

**The use does not include facilities herein defined as Display Facilities.**

**\*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.**

### **C. Further Permits**

1. The following Development Permits are required to be obtained before the development can be carried out:
  - a. Development Permit for Building Work;
2. Approval is required from the Department of Transport and Main Roads for a Road Access Works Approval.
3. Plumbing approvals are required work under the *Plumbing and Drainage Act 2002*.

**D. Properly made submissions**

There was one properly made submission.

Name of Principal Submitter	Address
Regal Body Corporate Committee, Regal On Macrossan Body Corporate CTS—28497	C/— Body Corporate Services, PO Box 1, Port Douglas QLD 4877

The ground of submission sought the continued stability of the adjacent boundary wall. This matter is addressed through Condition 4 requiring a dilapidation survey of the neighbouring wall to the common boundary to be undertaken prior to the issue of a Development Permit for Building Work and a copy is to be provided to the neighbouring property owner and to the Building Certifier.

**E. Referral agencies for the application**

The Queensland Department of State Development, Manufacturing, Infrastructure and Planning, a referral agency, has issued a Decision (reference TMR 17-022871 (500-1184), Council electronic reference document ID: 839643, requiring conditions to be applied to the approval.

**F. Currency period for the approval**

Under section 85(1)(a)(i) of the *Planning Act 2016*, the relevant period for the Preliminary Approval is to be six (6) years starting from the day the approval takes effect.

**G. Reasons for Decision**

The reasons for this decision are:

1. Sections 60, 62 and 63 of the *Planning Act 2016*:
  - a. the approved plan(s) and document(s) as per A above;

- b. the Conditions and advices as per B and E above; and**
  - c. to ensure the development satisfies the benchmarks of the 2006 Douglas Shire Planning Scheme (as amended);**
  - d. to apply the referral agency decision, including the attaching of conditions to the approval;**
  - e. to consider the submission received and accordingly address this matter through conditions of the approval as per D above; and**
  - f. to ensure compliance with the *Planning Act 2016*.**
- 2. Findings on material questions of fact:**
  - a. the development application was properly lodged to the Douglas Shire Council on 28 September 2017 under section 51 of the *Planning Act 2016* and Part 1 of the Development Assessment Rules;**
  - b. the application was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning (previously known as Department of Infrastructure, Local Government and Planning) to which a referral agency decision was received;**
  - c. the application was considered to have been properly notified under the Development Assessment Rules and one properly made submission was received;**
  - d. the development application contained a report and a response to Council's request for information from the applicant which Council reviewed together with Council's own investigation of assessment against the State Development Requirements and the 2006 Douglas Shire Planning Scheme (as amended) and the properly made submission in making its assessment manager decision.**
- 3. Evidence or other material on which findings were based:**
  - a. the development triggered assessable development under the Assessment Table associated with the Port Douglas and environs Locality, 2006 Douglas Shire Planning Scheme (as amended);**
  - b. Council undertook an assessment in accordance with the provisions of sections 60, 62 and 63 of the *Planning Act 2016*; and**
  - c. the applicant's reasons have been considered and the following findings are made:**
    - i. Subject to conditions the development satisfactorily meets the Planning Scheme requirements;**

- ii. **The onsite provision of fourteen (14) car spaces is considered to satisfy the Performance Criteria P9, Port Douglas and Environs Amenity Code and P1 of the Vehicle Access and Parking Code;**
- iii. **The proposed setbacks are considered to satisfy the Performance Criteria A2 of the Commercial Planning Area Code;**
- iv. **The awning to the streetscape can be suitably amended by a condition of the approval to satisfy the Performance Criteria P3 of the Commercial Planning Area Code;**
- v. **The provision of a loading area on the street is considered to satisfy the Performance Criteria P5 of the Commercial Planning Area Code;**
- vi. **The development is suitable and satisfies the Performance Criteria P1 of the Multi-unit Housing and Holiday Accommodation Code;**
- vii. **Screening to the balcony as addressed through the conditions of the approval and satisfactorily meets the Performance Criteria P3 of the Multi-unit Housing and Holiday Accommodation Code;**
- viii. **The proposed driveway landscaping is considered to satisfy the Performance Criteria P5 of the Multi-unit Housing and Holiday Accommodation Code; and**
- ix. **Concerns raised in the submission can be suitably addressed through a condition of the approval.**

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## **EXECUTIVE SUMMARY – REASONS FOR DECISION**

Application has been made for a mixed use development. This is one of the few remaining “undeveloped” lots on Macrossan Street. The design provides outdoor dining on the land and incorporates a breezeway to this area. The concept provides new housing within the town centre that reflects modern tropical architecture and landscaping. While the site has limited street frontage the design has incorporated onsite parking and achieves good all-abilities access and CEPTD design attributes. The report recommends the application be supported subject to conditions.

## **TOWN PLANNING CONSIDERATIONS**

### **Background**

The site is currently occupied by a timber building, a shed, onsite car parking and gardens. The site was originally developed for a dwelling. On the 8 November 1988 the former Douglas Shire Council approved a Town Planning Consent (number 496) to convert the then residence to a showroom for a car rental office, car storage and washing bay. This approval was utilised

by Avis rent-a-car. In 1990 the use changed to the Port Douglas Adventure Centre. A minor addition of a deck to the front boundary was constructed in 1998. A tour bookings operation continues to be provided from the land. The land slopes steeply from Macrossan Street to the rear of the site.

Adjacent land to the west is developed with shops and restaurants and has a side access driveway giving access to a rear car parking area.

Adjacent land to the east has been developed by an accommodation units and a shopping facilities complex, the "Regal on Macrossan." This neighbouring, three storey, complex is constructed to the property boundaries of Macrossan, Owen and Warner Streets and the common property boundary to No.49 Macrossan Street.

Adjacent land to the south is developed by a double storey accommodation complex, the "Port Douglas Palm Villas." The Palm Villas site has a narrow landscaped setback from the common property boundary to No. 49 Macrossan Street.

Along Macrossan Street, adjacent to the land, there is no indented on street parking. The neighbouring development to the east has developed a sidewalk and landscaped gardens to the road pavement.

## Proposal

The application seeks approval for a new, mixed development comprising of residential units a restaurant and shops. The restaurant and shops will front Macrossan Street. The residential units are located above the shops and at the rear of the site. The restaurant is double storey and the shops/units and rear unit components are three storey. The residential units at the area of the site have an offset axis to reduce visual overlooking to neighbouring dwelling units and achieve good solar orientation. The proposal plans as originally submitted are included in Attachment 1.

An outdoor eating area is available to restaurant customers and will overlook landscaped gardens and the accommodation units at the rear. A basement car park, with access via a ramp from Macrossan Street, will provide fourteen (14) car parking spaces. A small lift will provide all-abilities access from the basement car park to the ground and the first floor, accommodation units. A rubbish bin storage enclosure is available at the rear of the ground floor shops. Seven (7) bicycle parking spaces are provided in the deck to the ground level shops and restaurant.

The development is complimented by landscaped, open space areas to the side and rear boundaries. The open space areas include swimming pools, one available to all unit occupiers and others available to individual units. A covered terrace is provided to the front of the shops and this extends over part of the sideway area where adjacent to the restaurant.

The residential units facing Macrossan Street have balconies overlooking the street. The development will contain four (4), two (2) bedroom residential units, three (3), three (3) bedroom residential units, one restaurant and two (2) shops.

The residential units will be able to be used as either Holiday Accommodation or Multi-unit housing.



No loading facilities are to be provided on the land. The adjacent roadway on Macrossan Street is to be developed with two, angled parking spaces (one to be used as a loading area) and a garden.

Through the applicant's response to requests for further information engineered swept path diagrams have been provided demonstrating safe vehicle movements to and from the site. These designs are specified in the conditions issued by the Department of Transport and Main Roads and are included in Attachment 2.

Concern was raised with the limited extent of covered awning to the public sidewalk. In response the applicant has provided, subsequent to the public notification stage, plans responding to design issues and this includes an extended awning, a disabled driver car park and signage to the basement car park. This amended floor plan and elevation is included in Attachment 4.

## Relevant Matters

### State Planning Benchmarks Applying To This Development

The development is within the urban footprint and consideration has been given to State Infrastructure, being the adjacent state-controlled road. The State has required conditions be applied to the approval. These conditions and requirements are included in Attachment 2. All other considerations of a State nature have been suitably addressed through assessment against the Planning Scheme.

### 2006 Douglas Shire Council Planning Scheme (as Amended) Benchmarks

The impact assessable component, the Multi-unit housing use, is required to meet the Planning Scheme's Desired Environmental Outcomes. The multi-unit housing is considered to be consistent with the Desired Environmental Outcomes.

**The following table details compliance aspects for the development against the Scheme Codes.**

Table 1.

Benchmark Description	Benchmark Reference		Compliance
<b>Port Douglas and Environs Locality Code</b>	A1.1	Maximum height of buildings is 10m and three storeys.	Complies.
	A2.1	Development is connected to urban services.	Complies
	A3.1	Landscaping utilises appropriate species.	Complies
	A4.1	Roads and driveways are FNQROC compliant.	Satisfactory.

Benchmark Description	Benchmark Reference	Compliance
	A5.1 Development is constructed to the frontage at ground level and may include outdoor dining area.	Complies.
	A6.1 Commercial use at ground level and residential above.	Complies.
	A7.1-A7.5, Building setbacks, building facades siting requirements.	Complies
	A8.1 Design features, fenestration, building aesthetic and climate considerations.	Complies
	A9.1 Onsite parking provided for commercial developments. Signage and access for parking areas.	Refer to comment below regarding number of spaces provided, otherwise complies.
	A11.1 Access shared for all uses.	Complies.
	A12.1 Noise attenuation for residential component.	Complies through conditions.
<b>Commercial Planning Area Code</b>	A1.1 No inconsistent uses are established.	Complies, no inconsistent uses are proposed.
	A2.1, 2.2 Buildings are to be constructed to the frontage and where adjoining residential uses, is suitably setback.	Refer to comment regarding setbacks, otherwise complies.
	A3.1 and 3.2 Provide street awnings and building features.	Refer to comment regarding street awning, otherwise complies.
	A4.1, 4.2, 4.3 Landscaping	Complies
	A5.1, 5.2. 5.3 Vehicle access and parking	Refer to comment regarding loading, otherwise complies.
<b>Multi-Unit Housing / Holiday Accommodation Code</b>	A1.1 The site has a minimum size of 1,000m <sup>2</sup> and 20m road frontage.	Complies with site area, see comment below regarding road frontage.
	A2.1-2.4, building bulk and mass considerations	Complies
	A3.1 Balconies to the main street remain unenclosed.	Refer to comment.

Benchmark Description	Benchmark Reference	Compliance
	A4.1,4.2 Windows and openings are not to impact on habitable rooms of adjoining developments and suitable screening is provided to patios.	Complies
	A5.1, 5.2 Parking is to be located beneath or behind the development and suitably ventilated.	Complies
	A5.3 Driveway is to be separated from neighbouring site by at least a 1m wide landscaping strip.	Refer to comment
	A6.1 Earth cuts are to be minimised, unless for basement parking.	Complies
	A7.1 Landscaping and open space amenity area requirements	Complies
	A8.1 Provision of clothes drying and refuse bins.	Complies.
<b>Acid Sulfate Spoils Code</b>	A1.1, 1.2, 2.1 and 4.4 Adequate provision is to be made for possible acid sulphate soils and ground water extrusion.	Complies through conditions.
<b>Filling and Excavation Code</b>	A1.1-1.6, A2.1-2.2, Excavation is to be undertaken in a suitable manner.	Complies through conditions.
	A3.1-3.4, Impact of filling and excavation on flooding and drainage.	Complies through conditions.
<b>Landscaping Code</b>	A1.1, 2.1-2.3, 3.1-3.4, 4.1, 5.1-5.4, 6.1-6.2, 7.1-7.4, 8.1, 9.1, 10.1-10.3, 11.1-11.4, 12.1-12.5, 13.1-13.3, 14.1, 15.1-15.2, 16.1-16.6 Landscaping design, plant species and streetscape.	Complies through conditions.
<b>Vehicle Parking and Access Code</b>	A1.1 Provide sixteen (16) car parking spaces.	Refer to comment..
	A2.1 Minimum of one disabled driver car space.	Complies.
	A6.1 Limited to one access point to the site.	Complies.
	A9.1 Driveway is to be as per the Australian Standard.	Complies.
	A10.1 Suitable driveway surface.	Complies
	A11.1 Suitable disabled person access.	Complies

Benchmark Description	Benchmark Reference	Compliance
	A12. Provision of safe pedestrian access from parking area.	Complies.
	A14.1 Car parking spaces are to be suitably dimensioned.	Complies.
	A15.1 Driveway is to be suitably graded, drained and sealed.	Complies
	A15.2 Parking areas are to be kept and used exclusively for parking.	Complies through conditions.
<b>Advertising Devices Code</b>	A1.2, 1.5, 1.1, 1.12, 2.1 Location, size and form of advertising devices	Complies through conditions.

### Non-Compliance with Benchmarks

Table 2.

Benchmark reference	Reasons for the approval or approval subject to conditions despite non-compliance with any of the benchmark.
<p>Onsite Parking</p> <p><b>A9.1 of the Port Douglas and Environs Locality Code seeks all required parking to be provided on site and not taken as a developer contribution.</b></p> <p><b>A1.1 of the Vehicle Parking and Access code requires the onsite provision of 16 car spaces. The applicant is proposing 14 spaces.</b></p>	<p>Since the introduction of the Planning Scheme, the State Government has introduced adopted charges. Off-site parking can no longer be included in an adopted charge.</p> <p>The onsite provision of fourteen car spaces is two spaces short of the 2006 Planning Scheme requirement. This provision is considered sufficient as it more than meets the 2018 Planning Scheme benchmark that requires only 12 spaces. The proposed provision of fourteen spaces is supported.</p>
<p>Building setbacks</p> <p><b>A2.2 of the Commercial Planning Area Code requires buildings to be setback from the common boundary of residential/tourist accommodation at least 1.5m of half the height of the wall.</b></p>	<p>The rear buildings are setback a range of distances from 0.9m to 3.2m, the west side of the building is setback from 1.3m to 2.7m and the west elevation is setback 1.7m to 3.2m. The range of setbacks provides for landscaping and breaks in the wall planes. The setbacks are considered appropriate and meet the Performance Criteria.</p>
<p>Street Awning</p>	<p>The proposed awning did not extend to the full width of the street frontage. This was discussed with the applicant and an amended plan has been proposed with an improved design. The</p>

Benchmark reference	Reasons for the approval or approval subject to conditions despite non-compliance with any of the benchmark.
<b>A3.1 of Commercial Planning Area Code required a street awning to the whole of the street frontage.</b>	conditions require an amended design and the Advice notes the submitted “amended plan.”
<p>Loading Area</p> <p><b>A5.3 of the Commercial Planning Area Code requires loading areas to be suitably screened, implying these are provided on the land.</b></p>	No onsite loading facilities are provided on the land and given the basement parking this would be unreasonable. The applicant has indicated a willingness to construct parking and a limited size loading parking space on the adjacent street. The Department of Transport and Main Roads advised that the design is suitable. The design complies with the Performance Criteria.
<p>Road Frontage</p> <p><b>A1.1 of the Multi-unit Housing and Holiday Accommodation Code has an acceptable outcome requiring a minimum road frontage of 20m.</b></p>	No concern is raised with the 20m road frontage of the property as the applicant has demonstrated through the design that the land can satisfactorily accommodate the building, parking and open space. The design meets the Performance Criteria.
<p>Balcony screens</p> <p><b>A3.1 of the Multi-unit Housing and Holiday Accommodation Code requires balconies to remain unenclosed.</b></p>	The timber screens to the balcony area facing Macrossan Street, above the shops, can be drawn to fully enclose this space. These balconies provide open space to the units and should not fully enclose these areas. The 2018 Planning Scheme provides for partial enclosure of the balconies and this is to ensure good CPTED compliance. A condition of the approval limits the extent of balcony enclosure to twenty-five (25%) consistent with the 2018 Planning Scheme Acceptable Outcome. This will allow for occupants to maintain a visual surveillance of the street below.
<p>Driveway Landscaping</p> <p><b>A5.3 of the Multi-unit Housing and Holiday Accommodation Code requires a landscaping strip adjacent to the driveway, where provided along the property boundary.</b></p>	The land is in a commercial area and the driveway leads to basement parking. Where possible the driveway is landscaped. Otherwise the driveway abuts the building. The design is appropriate for the land and meets the Performance Criteria.

#### Further Comments

Council usually requires sewer connections to circumnavigate new buildings. Investigation identified that due to the existing sewer alignment, in particular the sewer manhole for the neighbouring development to the south-east being in a private basement car park, a



circumnavigated alignment would require additional connections and this would be unreasonable.

In this instance the new sewer can be constructed under the building and a condition requires that it is suitably protected.

Stormwater from the building fronting Macrossan Street will be delivered to Macrossan Street. Stormwater from the remainder of the site will discharge to the neighbouring site, as per the existing situation, and a condition of the approval requires a no worsening impact.

Conditions of the approval require external works including the suitable relocation of the street light and the electricity pit, the construction of paving to match the sidewalk to the neighbouring development and a new street landscaping.

## **PUBLIC NOTIFICATION AND SUBMISSION**

The application was publicly notified as the use of Multi-Unit housing is impact assessable development. The uses of Holiday Accommodation, restaurant and Shopping Facilities are all code assessable development. The public notification was undertaken satisfactorily.

One properly made submission was received. The ground of submission sought the continued stability of the adjacent boundary wall. This matter is addressed through Condition 4 requiring a dilapidation survey of the neighbouring wall to the common boundary to be undertaken prior to the issue of a Development Permit for Building Work and a copy is to be provided to the neighbouring property owner and to the Building Certifier. This issue has been discussed with the applicant.

## **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:

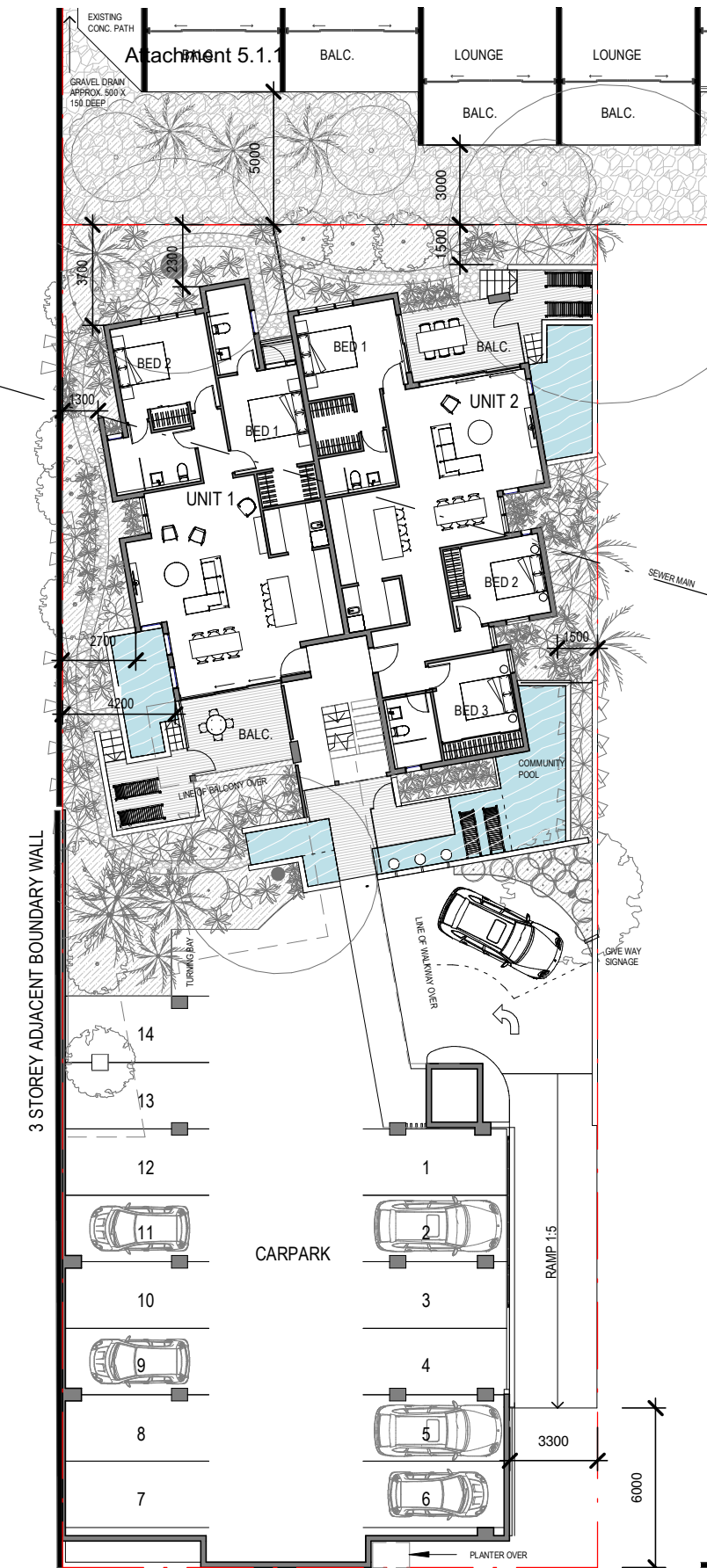
**Regulator:** Meeting the responsibilities associated with regulating activities through legislation or local law.

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

## **ATTACHMENTS**

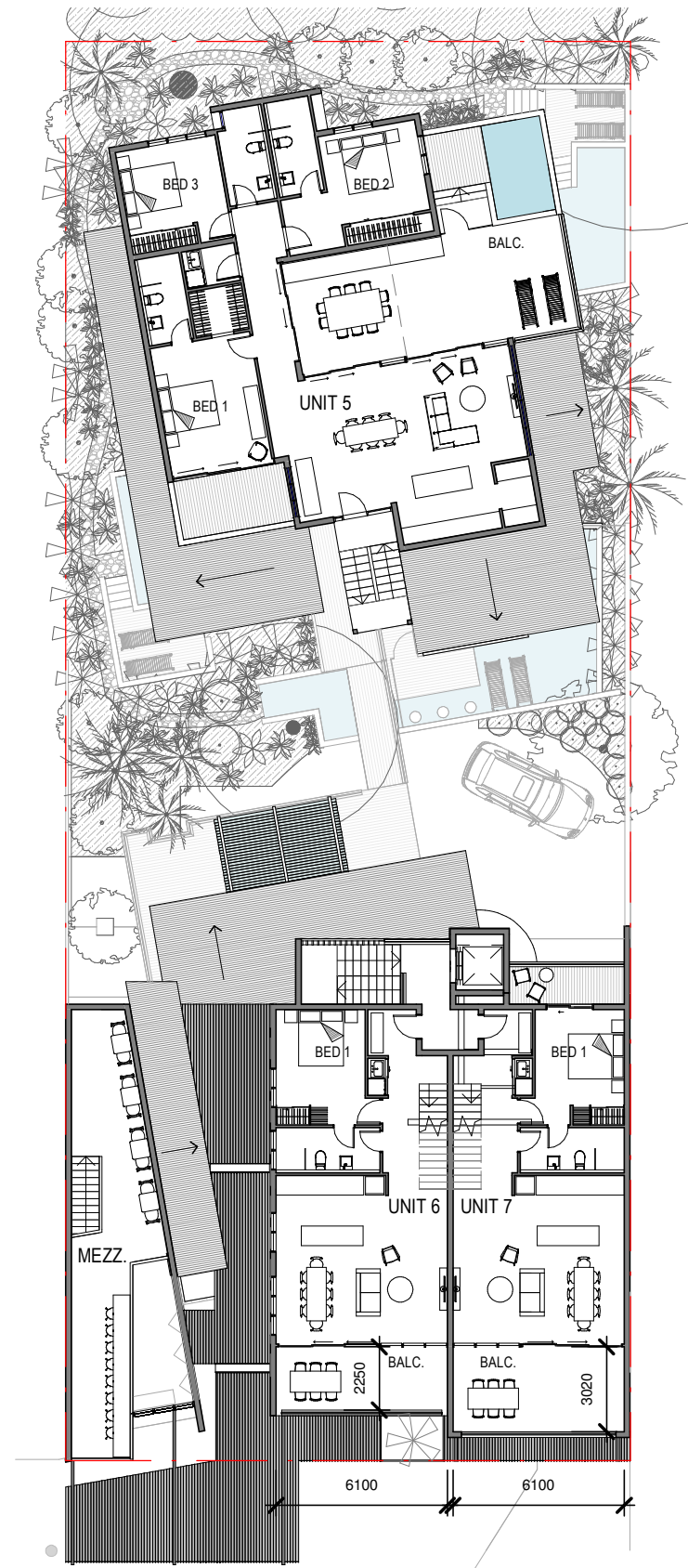
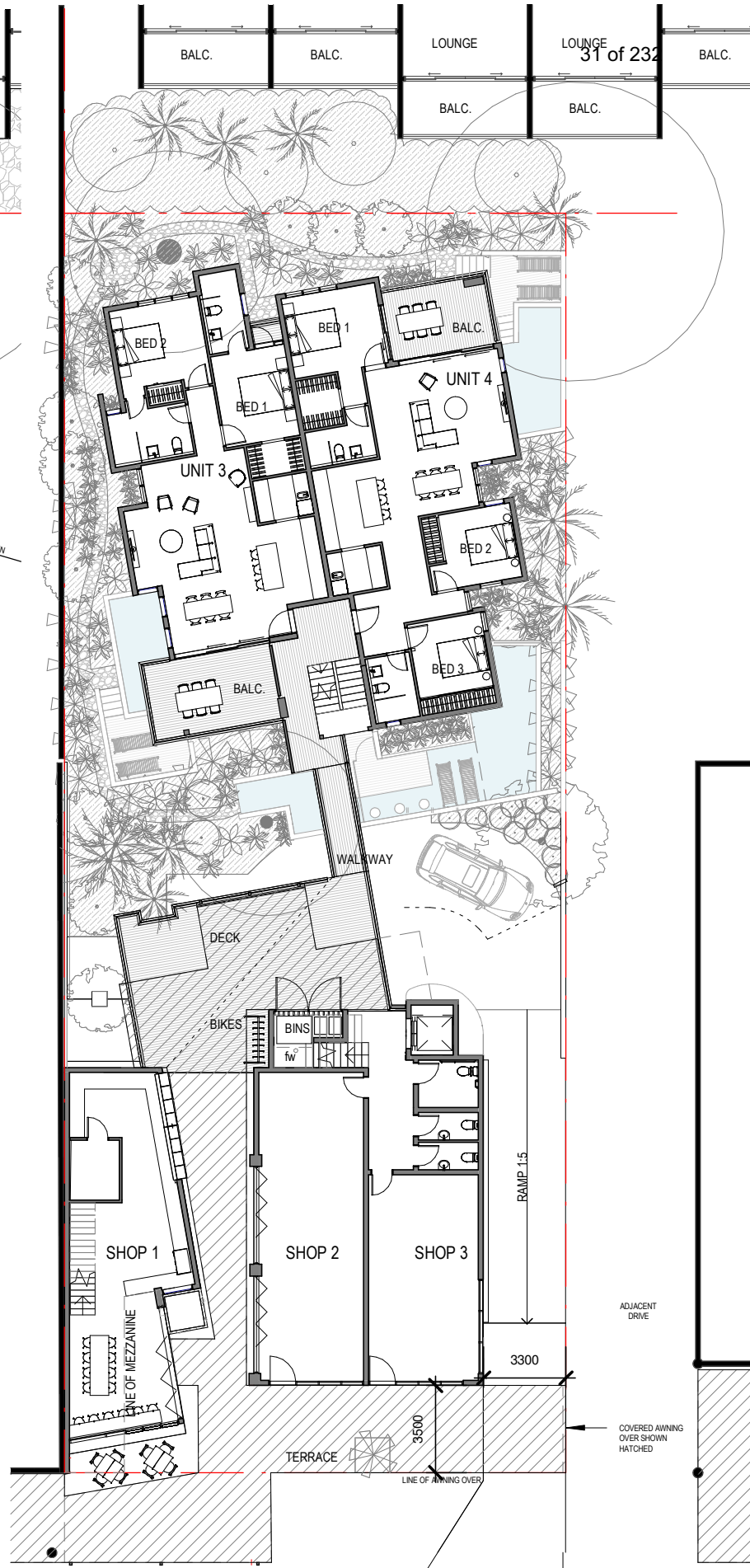
1. Attachment 1 Proposal 49 Macrossan Street **[5.1.1]**
2. Attachment 2 Referral Agency 49 Macrossan Street **[5.1.2]**
3. Attachment 3 Infrastructure Charges 49 Macrossan St **[5.1.3]**
4. Attachment 4 Supporting information 49 Macrossan Street **[5.1.4]**





1 GROUND FLOOR  
1 : 250

2 STREET LEVEL  
1 : 250



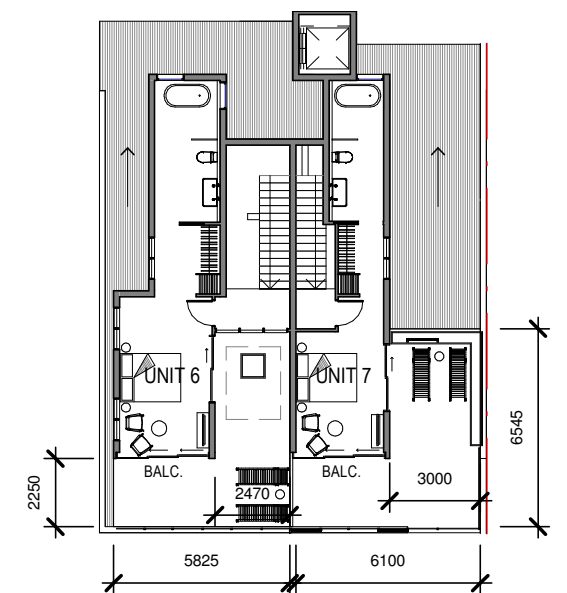
3 UPPER FLOOR  
1 : 250

AREA SCHEDULE

	Internal	Balcony	Total
Unit 1	95m <sup>2</sup>	13m <sup>2</sup>	108m <sup>2</sup>
Unit 2	105m <sup>2</sup>	13m <sup>2</sup>	118m <sup>2</sup>
Unit 3	95m <sup>2</sup>	18m <sup>2</sup>	112m <sup>2</sup>
Unit 4	105m <sup>2</sup>	13m <sup>2</sup>	118m <sup>2</sup>
Unit 5	160m <sup>2</sup>	40m <sup>2</sup>	200m <sup>2</sup>
Unit 6	115m <sup>2</sup>	40m <sup>2</sup>	155m <sup>2</sup>
Unit 7	105m <sup>2</sup>	50m <sup>2</sup>	155m <sup>2</sup>
Shop 1	100m <sup>2</sup>	-	100m <sup>2</sup>
Shop 2	55m <sup>2</sup>	-	55m <sup>2</sup>
Shop 3	38m <sup>2</sup>	-	38m <sup>2</sup>
Deck			35m <sup>2</sup>
Terrace			40m <sup>2</sup>



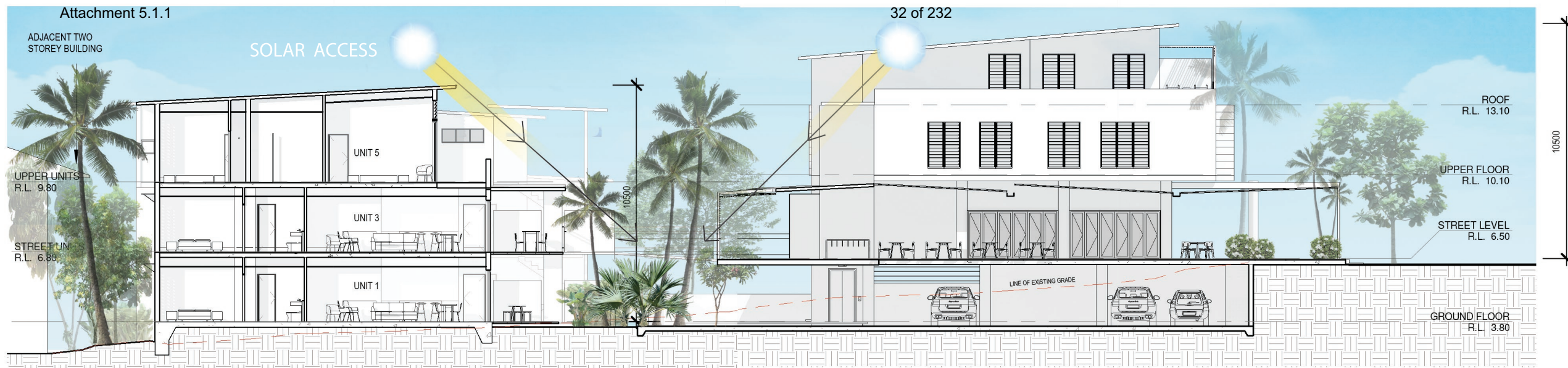
5 SITE AERIAL



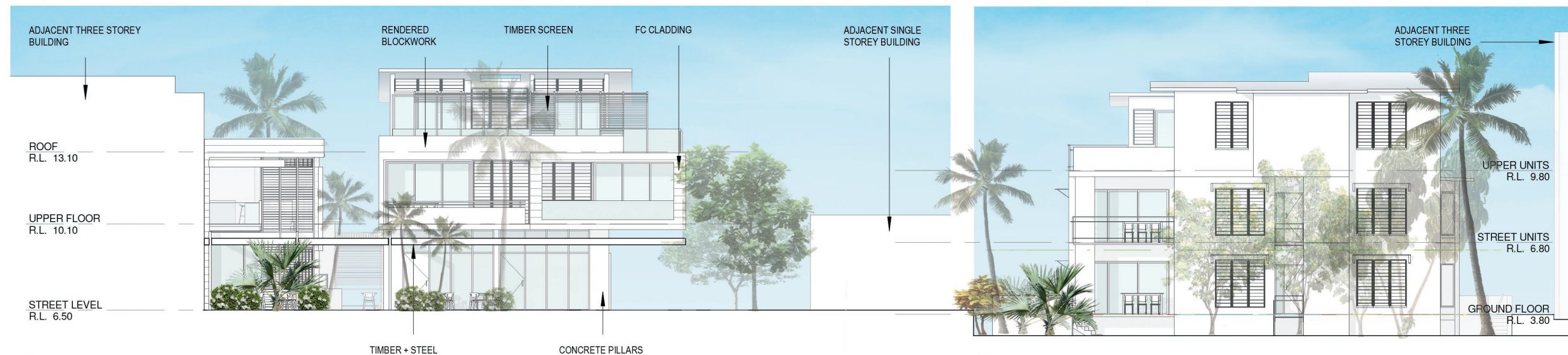
4 ROOF  
1 : 250







1 SECTION  
1 : 200



2 MACROSSAN ST - ELEVATION  
1 : 200

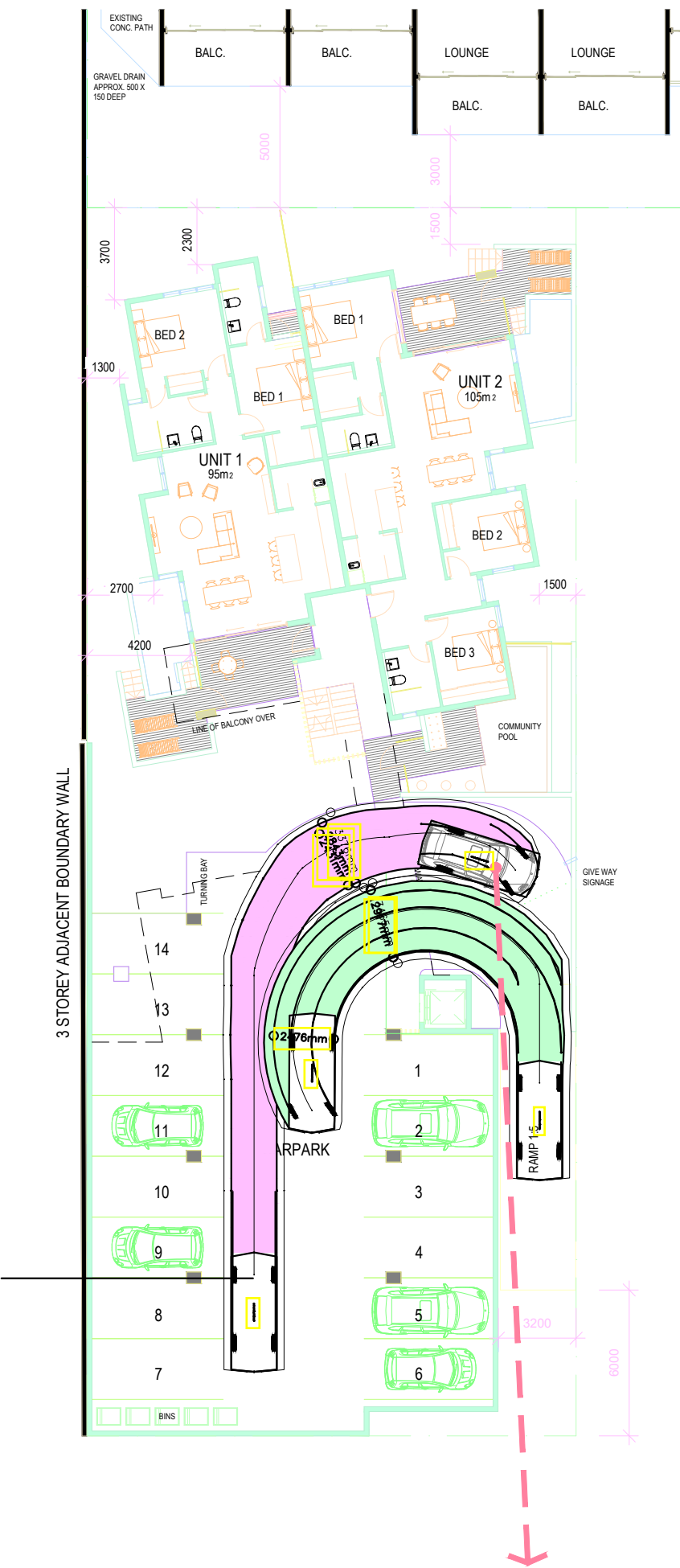
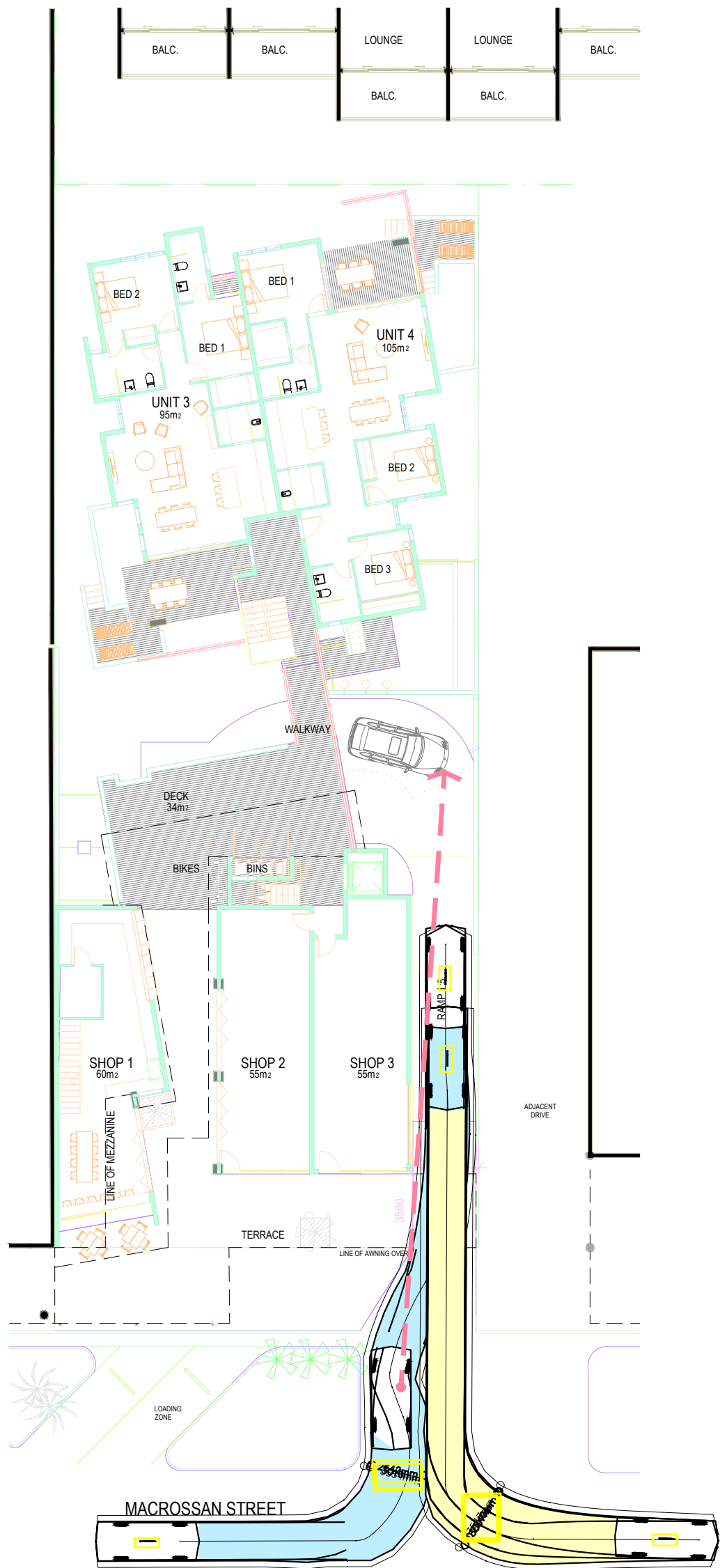
3 SOUTH ELEVATION  
1 : 200



4 WEST ELEVATION  
1 : 200



# 49 Macrossan Street



Vehicle Sight Line

**C.M.G. CONSULTING ENGINEERS** PTY. LTD.

A.C.N. 011 065 375 STRUCTURAL AND CIVIL

208 Buchan Street  
CAIRNS, 4870.  
Phone: (07) 4031 2775

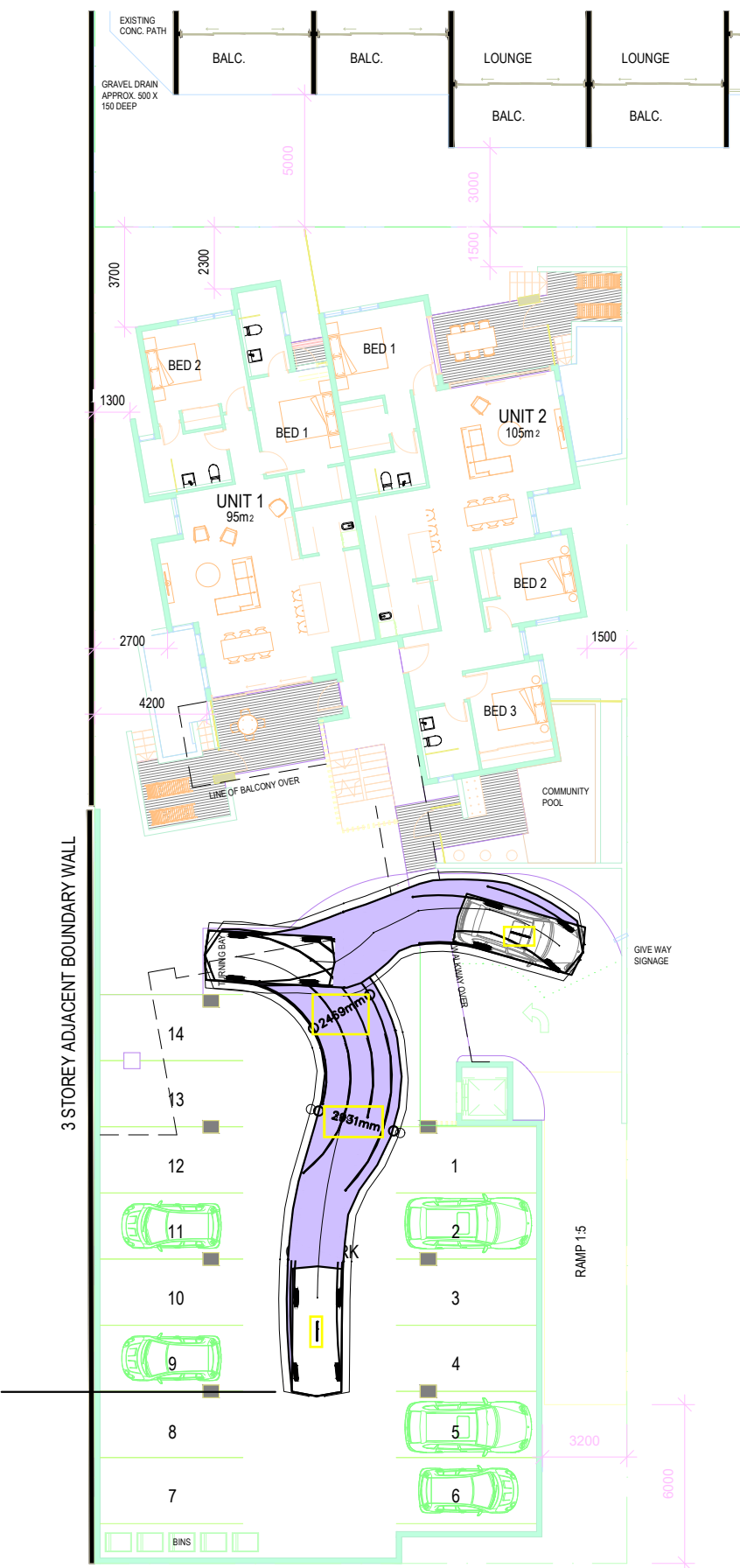
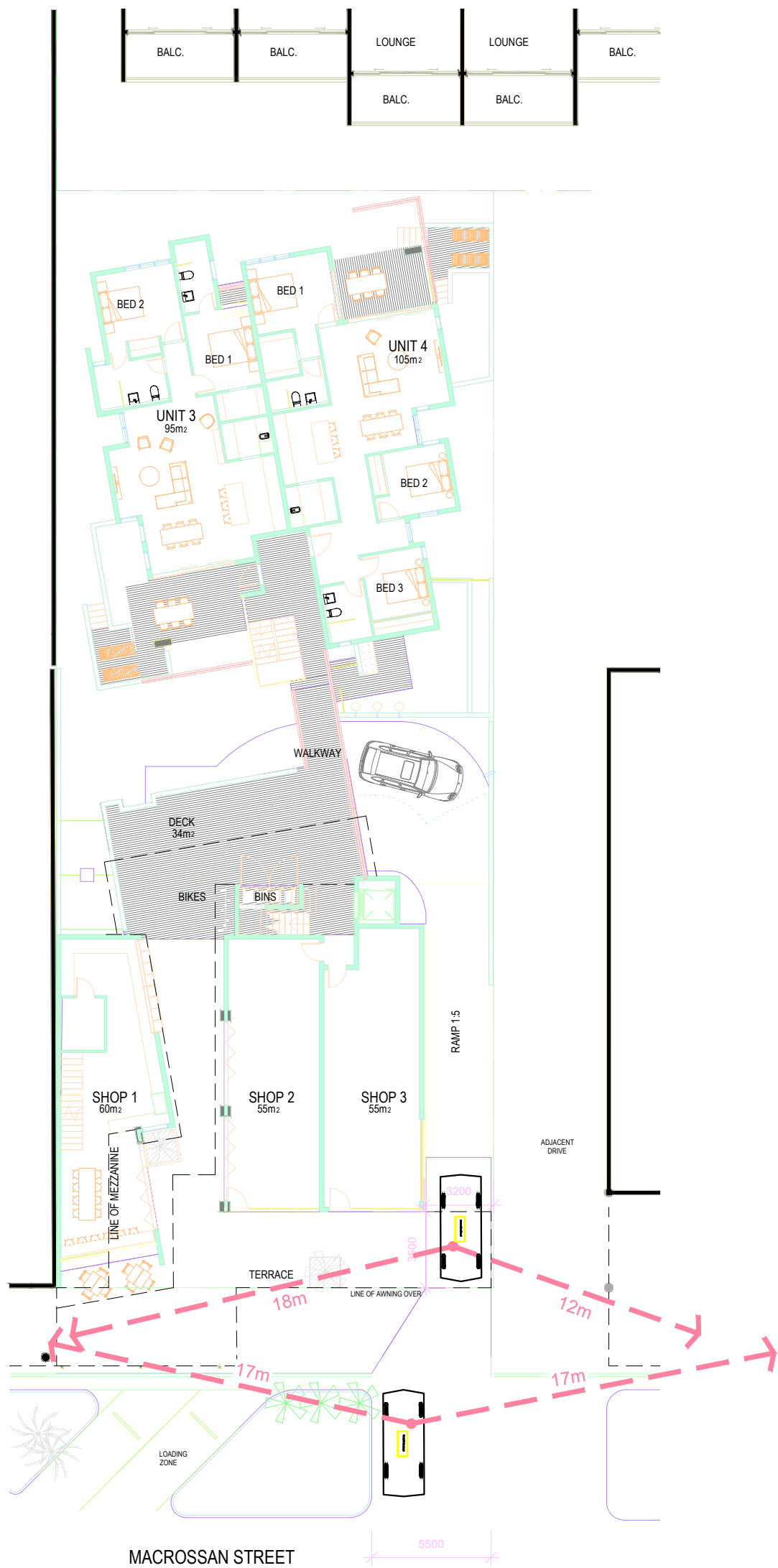
P.O. Box 5901  
Cairns Mail Centre  
Fax: (07) 4051 9013

## Vehicle Swept Paths

Sheet 1 of 2

4 DEC 2017

49 Macrossan Street



Vehicle Sight Line

**C.M.G. CONSULTING ENGINEERS** PTY. LTD.

A.C.N. 011 065 375 STRUCTURAL AND CIVIL

208 Buchan Street  
CAIRNS, 4870.  
Phone: (07) 4031 2775

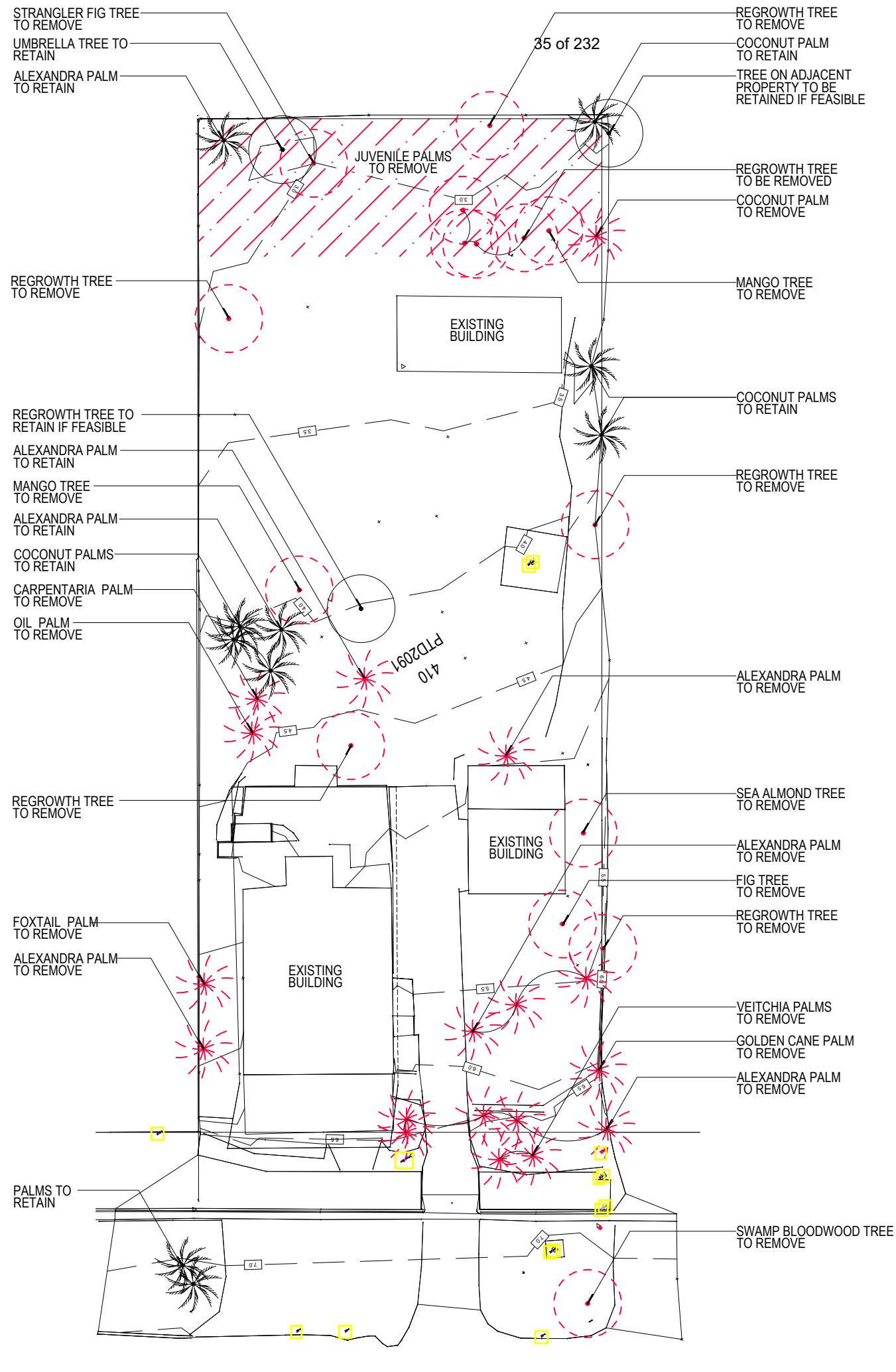
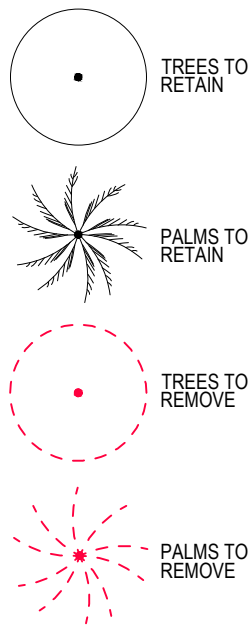
P.O. Box 5901  
Cairns Mail Centre  
Fax: (07) 4051 9013

Vehicle Swept Paths

Sheet 2 of 2

4 DEC 2017

LEGEND  
Attachment 5.1.1



Ordinary Council Meeting - 24 April 2018

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Australia

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e andrew@prowse.com.au

PROJECT NAME

**MACROSSAN  
STREET,  
PORT DOUGLAS**

PROJECT NO.

1238

DRAWING NO.

LA-E.01

DRAWING NAME

**DEMOLITION PLAN -  
TREE & PALM  
RETENTION  
STRATEGY**

REVISION

-

SCALE

1:250 @A3

1:125 @A1

DRAWN DESIGN / CHECKED

OY

AP

DRAWN DATE

05/12/2017



REVISION HISTORY

REV.	DATE	DESCRIPTION

**COUNCIL  
ISSUE  
05/12/2017**

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EXISTING TREES

EXISTING PALMS

PROPOSED TREES

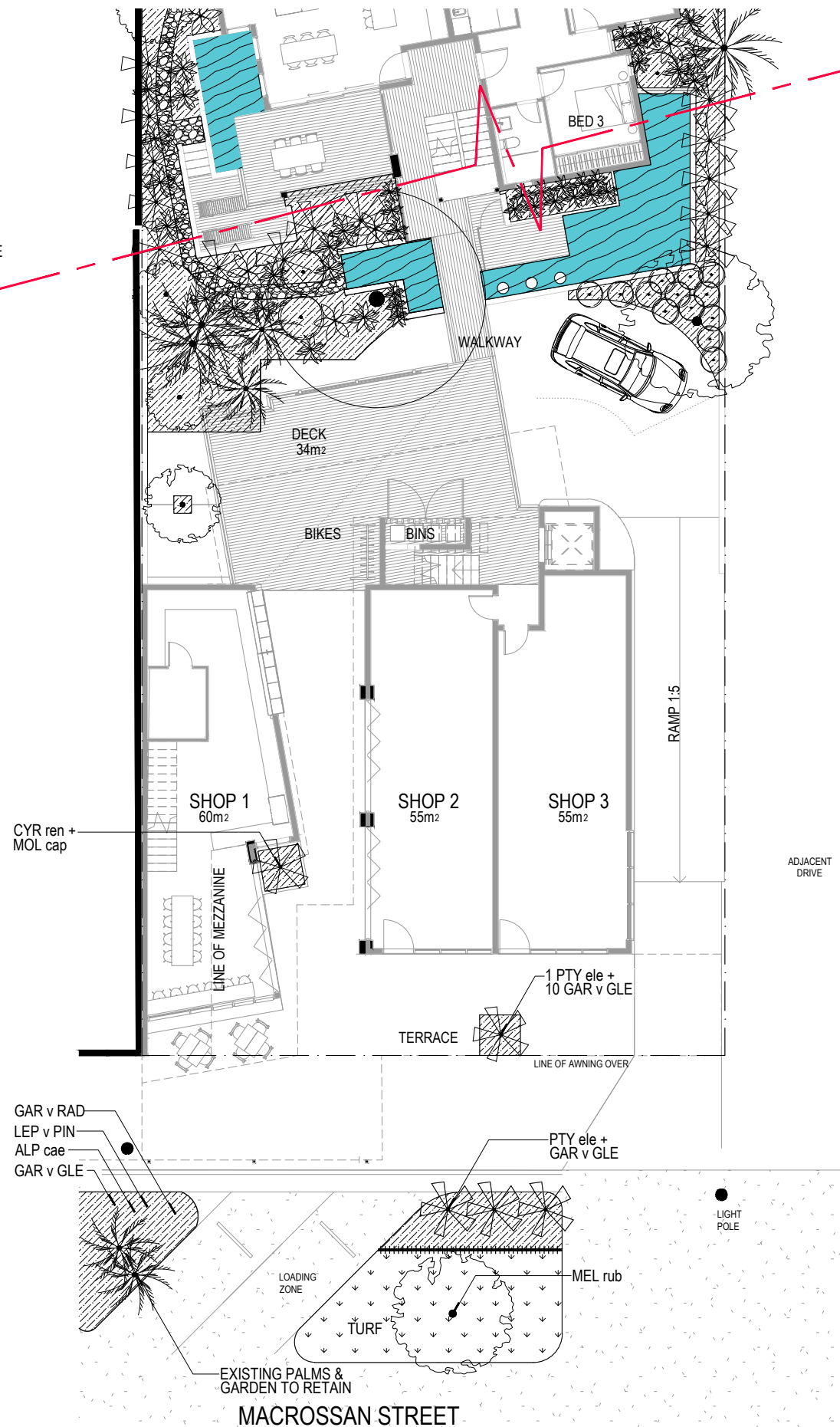
PROPOSED PALMS

LAWN

GARDEN AREA

GRAVEL

GARDEN EDGE



**COUNCIL  
ISSUE  
05/12/2017**

Ordinary Council Meeting - 24 April 2018



PLANTING LIST

Attachment 5.1

Code	Botanical Name	Common Name	Size	Spacing
Trees				
ATR fit	<i>Atractocarpus fitzalanii</i>	Brown Gardenia	300mm	as shown
DIL ala	<i>Dillenia alata</i>	Red Beach	400mm	as shown
MEL rub	<i>Melicope rubra</i>	Little Evodia	300mm	as shown
XAN v TRA	<i>Xanthostemon chrysanthus 'Trailblazer'</i>	Golden Penda Trailblazer	300mm	as shown

Palms

CYR ren	<i>Cyrtostachys renda</i>	Lipstick Palm	300mm	as shown
LIC ram	<i>Licuala ramsayi</i>	Daintree Fan Palm	300mm	as shown
PTY ele	<i>Ptychosperma elegans</i>	Solitare Palm	300mm	as shown
PTY mac	<i>Ptychosperma macarthurii</i>	Macarthur Palm	300mm	as shown

Shrubs and Ground Covers

ADI his	<i>Adiantum hispidulum</i>	Rough Maidenhair Ferns	140mm	9/m <sup>2</sup>
ALO mac	<i>Alocasia macrorrhiza</i>	Elephants Ears	200mm	1/m <sup>2</sup>
ALP cae	<i>Alpinia caerulea</i> (red back leaf)	Native Ginger	200mm	3/m <sup>2</sup>
ANG eve	<i>Angiopteris evecta</i>	King Fern	300mm	1/m <sup>2</sup>
ASP nid	<i>Asplenium nidus</i>	Bird's Nest Fern	200mm	1/m <sup>2</sup>
BLE v SIL	<i>Blechnum</i> v 'Silver'	Silver Blechnum Fern	140mm	3/m <sup>2</sup>
COR can	<i>Cordyline cannifolia</i>	Native Cordyline	200mm	2/m <sup>2</sup>
COR v RED	<i>Cordyline fruticosa 'Red Sister'</i>	Red Sister Cordyline	200mm	1/m <sup>2</sup>
DRA mar	<i>Dracaena marginata</i>	Dracaena	300mm	1/m <sup>2</sup>
GAR v RAD	<i>Gardenia jasminoides 'Radicans'</i>	Gardenia Radicans	140mm	3/m <sup>2</sup>
GAR v GLE	<i>Gardenia psidiodis 'Glennie River'</i>	Prostrate Gardenia	140mm	1/m <sup>2</sup>
GAR sca	<i>Gardenia scabrella</i>	Native Gardenia	140mm	2/m <sup>2</sup>
LEP v PIN	<i>Leptospermum polygalifolium 'Pink Cascade'</i>	Pink Cascade Tea Tree	140mm	3/m <sup>2</sup>
LOM hys	<i>Lomandra hystrix</i>	Matt Rush	140mm	6/m <sup>2</sup>
MEL mal	<i>Melastoma malabathricum</i>	Native Lassandra	140mm	1/m <sup>2</sup>
MOL cap	<i>Molineria capitulata</i>	Weevil Palm	140mm	2/m <sup>2</sup>
ORT v MAU	<i>Orthosiphon aristatus 'Mauve'</i>	Cat's Whiskers (mauve flowers)	140mm	2/m <sup>2</sup>
ORT v WHI	<i>Orthosiphon aristatus 'White'</i>	Cats Whiskers (White Flowers)	140mm	3/m <sup>2</sup>
SYZ pan	<i>Syzygium paniculatum 'Select'</i>	Lilly Pilly	140mm	2/m <sup>2</sup>
VIO hed	<i>Viola hederacea</i>	Native Violet	140mm	12/m <sup>2</sup>



## TREES

Attachment 5.1.1



*Dillenia alata*  
Red Beach



*Dillenia alata*  
Red Beach's flowers



*Melicope rubra*  
Little Evodia



*Melicope rubra*  
Little Evodia's flowers

## PALMS

38 of 232



*Ptychosperma elegans*  
Solitaire Palm



*Ptychosperma elegans*  
Solitaire Palm's crown



*Ptychosperma macarthurii*  
Macarthur Palm



*Ptychosperma macarthurii*  
Macarthur Palm's foliage

# MACROSSAN ST, PORT DOUGLAS

## PLANTING SCHEME - SELECTED IMAGES OF TREES & PALMS

ISSUE DATE : 05/DEC/2017

Ordinary Council Meeting - 24 April 2018

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e andrew@prowse.com.au

#1238



SHRUBS & GROUND COVERS



*Alpinia caerulea* (red back leaf)  
Native Ginger



*Angiopteris evecta*  
King Fern



*Cordyline cannifolia*  
Native Cordyline



*Dracaena marginata*  
Dracaena



*Gardenia scabrella*  
Native Gardenia



*Asplenium nidus*  
Bird's Nest Fern



*Leptospermum polygalifolium* 'Pink Cascade'  
Pink Cascade Tea Tree



*Lomandra hystrix*  
Matt Rush

MACROSSAN ST, PORT DOUGLAS  
PLANTING SCHEME - SELECTED IMAGES OF SHRUBS & GROUND COVERS (1)

ISSUE DATE : 05/DEC/2017

Ordinary Council Meeting - 24 April 2018

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e andrew@prowse.com.au



# SHRUBS & GROUND COVERS

Attachment 5.1.1

40 of 232



*Orthosiphon aristatus* 'Mauve'  
Mauve Cats Whiskers



*Melastoma malabathricum*  
Native Lassandra



*Orthosiphon aristatus* 'White'  
White Cats Whiskers



*Viola hederacea*  
Native Violet



*Melastoma malabathricum*  
Native Lassandra's flowers

## MACROSSAN ST, PORT DOUGLAS PLANTING SCHEME - SELECTED IMAGES OF SHRUBS & GROUND COVERS (2)

ISSUE DATE : 05/DEC/2017

Ordinary Council Meeting - 24 April 2018

**ANDREW PROWSE**  
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m 0413 278 308  
e andrew@prowse.com.au

#1238







Department of  
**State Development,  
Manufacturing,  
Infrastructure and Planning**

Our reference: 1710-2156 SRA  
Your reference: CA2275/2017

12 January 2018

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

Attention: Jenny Elphinstone

Dear Sir/Madam

**Referral agency response—with conditions**

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

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 23 October 2017.

**Applicant details**

Applicant name:	W & L Petrie c/- Planz Town Planning Pty Ltd
Applicant contact details:	PO Box 181 Edge Hill QLD 4870 info@planztp.com

**Location details**

Street address:	49 Macrossan Street (Port Douglas Road), Port Douglas
Real property description:	Lot 410 on PTD2091
Local government area:	Douglas Shire Council

**Application details**

Development permit	Material change of use for shopping facilities, restaurant, multi-unit housing and holiday accommodation.
--------------------	---

**Referral triggers**

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.2.4.1 State transport corridors and future State transport corridors

### Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

### Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

### Advice to the assessment manager

Under section 56(3) of the Act, the department offers advice about the application to the assessment manager—see Attachment 3.

### Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed 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>				
Floor Plans	TPG Architects	December 2017	DA-100H	
Vehicle Swept Paths	C.M.G Consulting Engineers Pty Ltd	4 December 2017	Sheet 1 of 2	
TMR Layout Plan (6504-5.46km)	Queensland Government, Transport and main Roads	08/01/2018	TMR17-22871(500-1184)	A

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

For further information please contact Belinda Jones, Senior Planning Officer, on 40373239 or via email CairnsSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow  
Manager (Planning)

cc W & L Petrie c/- Planz Town Planning Pty Ltd, info@planztp.com

enc Attachment 1—Conditions to be imposed  
Attachment 2—Reasons for decision to impose conditions  
Attachment 3—Advice to the assessment manager  
Approved plans and specifications

**Attachment 1—Conditions to be imposed**

No.	Conditions	Condition timing
<b>Material Change of Use</b>		
10.9.4.2.4.1 State transport infrastructure—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The car parking and access arrangements must be carried out generally in accordance with the following plans: <ul style="list-style-type: none"> <li>Floor Plans prepared by TPG Architects, dated December 2017, Reference DA-100H.</li> <li>Vehicle Swept Paths, prepared by C.M.G Consulting Engineers Pty Ltd, dated 4 December 2017, sheet 1 of 2.</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 (6504-5.49km), prepared by Queensland Government Transport and Main Roads, Reference TMR17-22871(500-1184), dated 08/01/2018, issue A,</p> <p>(b) Road access works comprising a Commercial/Industrial Vehicle Crossing must be designed and constructed in accordance with FNQROC Standard Drawing S1015.</p>	<p>(a) At all times</p> <p>(b) Prior to commencement of use</p>
3.	<p>(a) The existing vehicle property access located between Macrossan Street and Lot 410 on PTD2091 must be permanently closed and removed.</p> <p>(b) The kerb and channel, table drain and concrete footpath must be reinstated in accordance with FNQROC standards.</p>	Prior to commencement of use
4.	The location of the property gate must be positioned wholly within the boundaries of Lot 410 on PTD2091 such that: <ol style="list-style-type: none"> <li>No other gate infrastructure is to encroach into the state-controlled road corridor,</li> <li>The gate must open away from, or parallel to, Macrossan Street,</li> <li>It is controlled remotely, and</li> <li>There is no requirement for traffic to queue on Macrossan Street.</li> </ol>	At all times
5.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ol style="list-style-type: none"> <li>create any new discharge points for stormwater runoff onto the state-controlled road;</li> <li>interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road;</li> <li>surcharge any existing culvert or drain on the state-controlled road;</li> <li>reduce the quality of stormwater discharge onto state-controlled road.</li> </ol>	(a) and (b) At all times
6.	Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not encroach or de-stabilise the state-controlled road or the land supporting this infrastructure, or cause similar adverse impacts.	At all times



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

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The reasons for this decision are:

- To ensure that the development is carried out generally in accordance with the plans of development submitted with the application.
- 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.
- To ensure the design of any road access maintains the safety and efficiency of the state-controlled road.
- To maintain the safety and efficiency of the state-controlled road by reducing the number of road accesses.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-controlled road.
- To ensure the development and its construction does not cause adverse structural impacts on state-transport infrastructure.

**Attachment 3—Advice to the assessment manager**

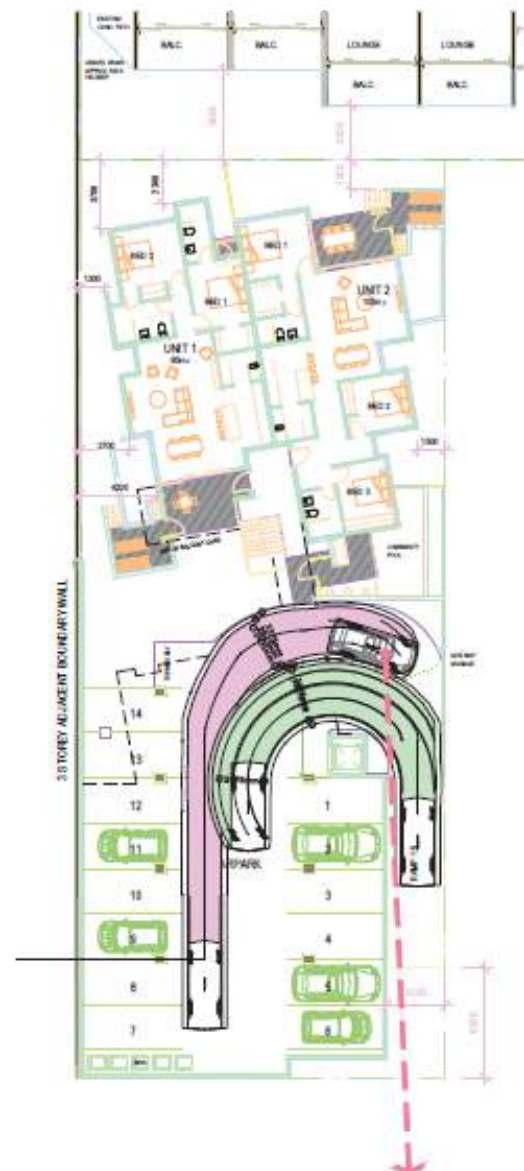
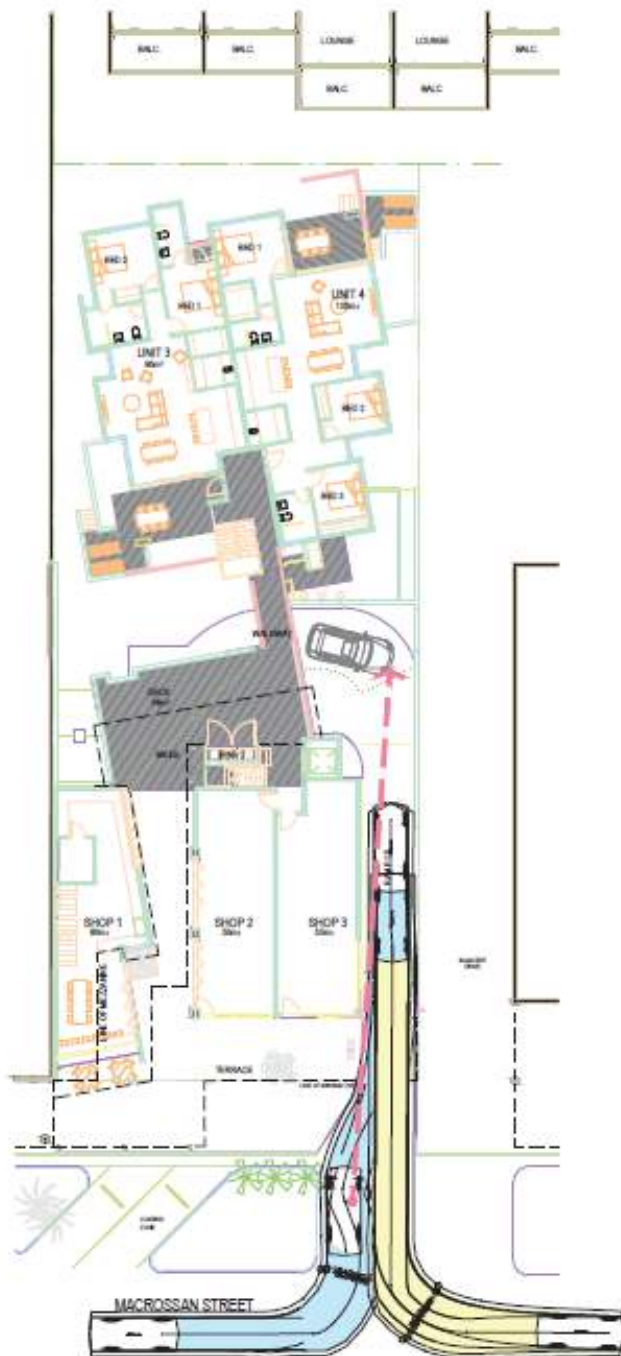
<b>General advice</b>	
<b>Advertising advice</b>	
1.	<p>A local government should obtain advice from the Department of Transport and Main Roads (DTMR) if it intends to approve the erection, alteration or operation of an advertising sign or another advertising device that would be visible from a state-controlled 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 139 of the Transport Operations (Road Use Management - Accreditation and Other Provisions) Regulation 2015 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>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. A free online search tool can be used to find out whether a property is located in a designated transport noise corridor. This tool is available at the 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 within the State Planning Policy (SPP) mapping system.</p>
<b>Further development permits required</b>	
<b>Road works approval</b>	
3.	<p>In accordance with section 33 of the Transport Infrastructure Act 1994 (TIA), an applicant must obtain written approval from Department of Transport and Main Roads (DTMR) to carry out road works, including road access works on a state-controlled road. Please contact DTMR on 4045 7144 to make an application under section 33 of the TIA to carry out road works. 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). The road works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>
<b>Road corridor permit</b>	
4.	<p>An application for a Road Corridor Permit is required for any ancillary works and encroachments on the state-controlled road under section 50(2) and Schedule 6 of the Transport Infrastructure Act 1994 and Part 5 and Schedule 1 of the Transport Infrastructure (State-Controlled Roads) Regulation 2006. Please contact the Department of Transport and Main Roads on 4045 7144 at the Cairns district office to make an application for a Road Corridor Permit.</p> <p>Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, buildings/shelters, vegetation clearing, landscaping and planting.</p>



Queensland  
Government

Date: 12 January 2018

## 49 Macrossan Street



PLANS AND DOCUMENTS  
referred to in the REFERRAL  
AGENCY RESPONSE



SARA ref: 1710-2156 SRA

Date: 12 January 2018

**C.M.G. CONSULTING**  
**ENGINEERS PTY. LTD.**  
STRUCTURAL AND CIVIL

206 Buxton Street  
CARNS, 4870.  
Phone: (07) 4031 2775

P.O. Box 5901  
Cairns Mail Centre  
Fax: (07) 4051 9013

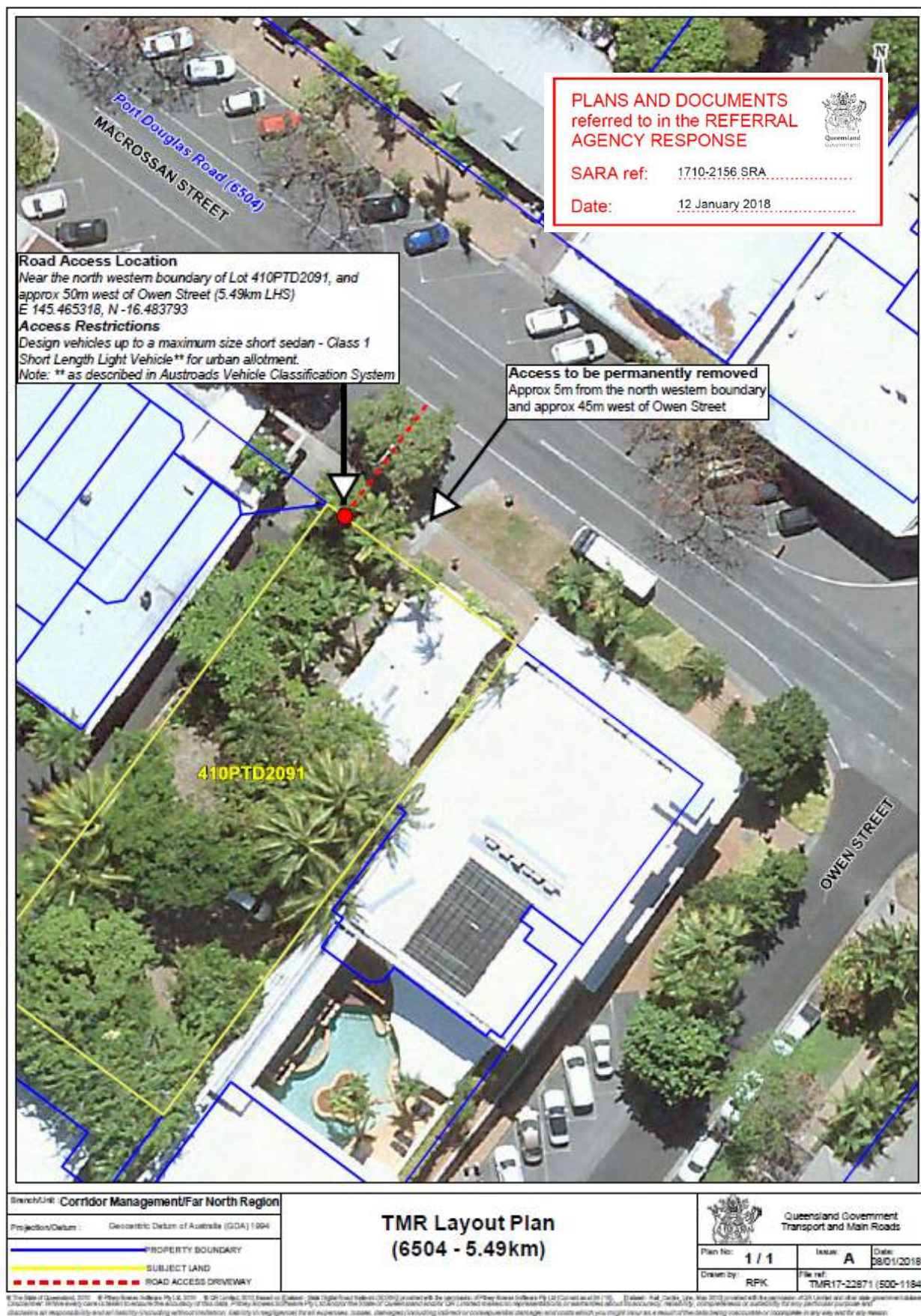
G:\CAID\PLAN\Road Corridor Permits\ACCESS\6504\500-1184 TMR17-22871 Petrie (49 Macrossan St 5.40km)\Drawings (Recd TMR 19-12-17)

## Vehicle Swept Paths

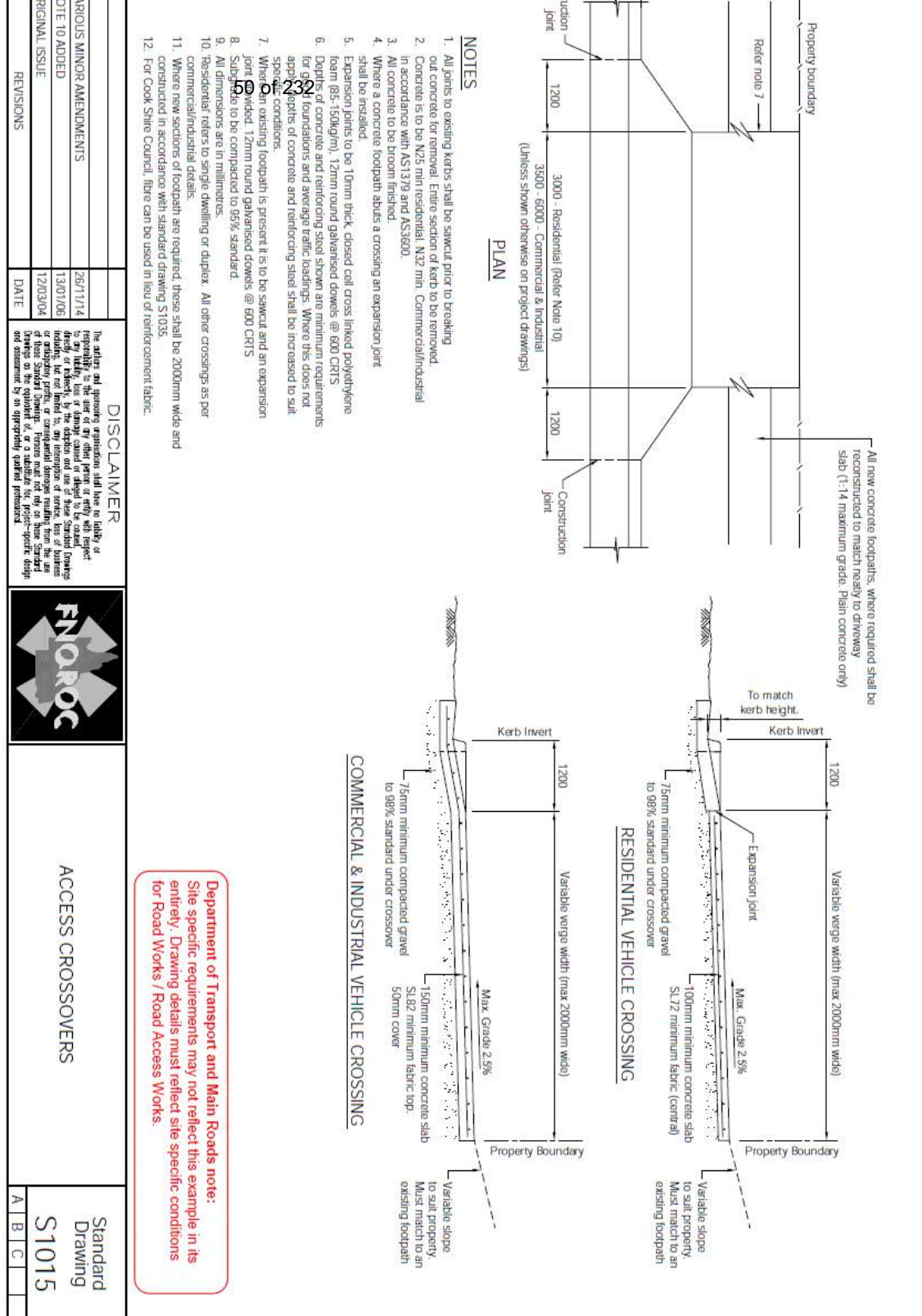
Sheet 1 of 2

4 DEC 2017









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

SARA ref: 1710-2156 SRA

Date: 12 January 2018

Queensland Government



Port Douglas Road (6504)  
MACROSSAN STREET

### Road Access Location

Near the north western boundary of Lot 410PTD2091, and  
approx 50m west of Owen Street (5.49km LHS)  
E 145.465318, N -16.483793

### Access Restrictions

Design vehicles up to a maximum size short sedan - Class 1  
Short Length Light Vehicle\*\* for urban allotment.

Note: \*\* as described in Austroads Vehicle Classification System

### Access to be permanently removed

Approx 5m from the north western boundary  
and approx 45m west of Owen Street

410PTD2091

OWEN STREET

Branch/Unit : Corridor Management/Far North Region

Projection/Datum : Geocentric Datum of Australia (GDA) 1994

— PROPERTY BOUNDARY  
— SUBJECT LAND  
- - - ROAD ACCESS DRIVEWAY

## TMR Layout Plan (6504 - 5.49km)

Ordinary Council Meeting - 24 April 2018



Queensland Government  
Transport and Main Roads

Plan No: 1 / 1

Issue: A Date: 08/01/2018

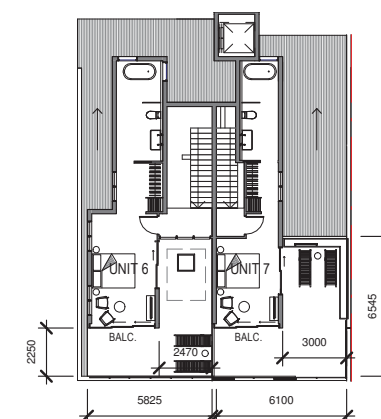
Drawn by: RPK

File ref: TMR17-22871 (500-1184)





5 SITE AERIAL



4 ROOF  
1 : 250

## FLOOR PLANS

WLP-01 49 MACROSSAN STREET  
DA-100H DECEMBER 2017

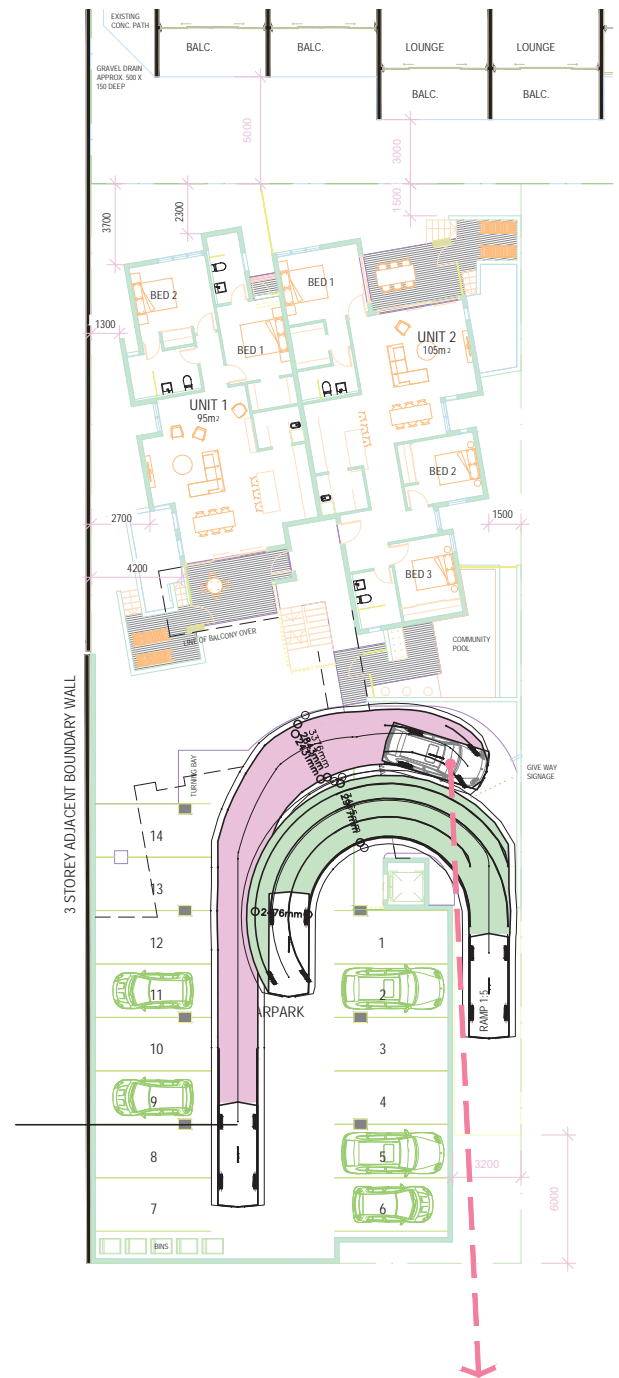
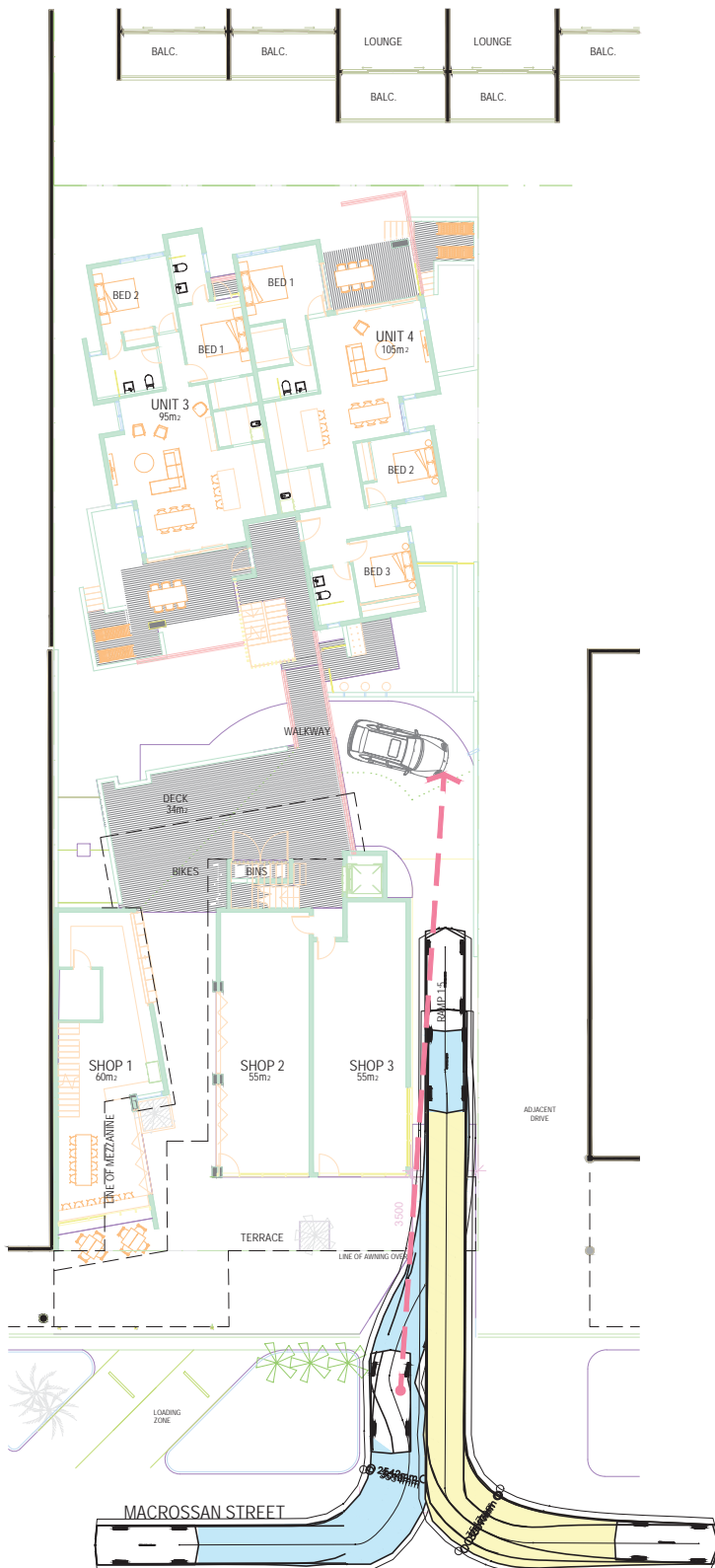


1 GROUND FLOOR  
1 : 250

2 STREET LEVEL  
1 : 250

3 UPPER FLOOR





— — — — — Vehicle Sight Line

**C.M.G. CONSULTING ENGINEERS** PTY. LTD.

A.C.N. 011 065 375 STRUCTURAL AND CIVIL

208 Buchan Street  
CAIRNS, 4870.  
Phone: (07) 4031 2775  
P.O. Box 5901  
Cairns Mail Centre  
Fax: (07) 4051 9013

**Vehicle Swept Paths**

Sheet 1 of 2

4 DEC 2017

Table A 8: Austroads vehicle classification systems (updated in 1994)

Level 1	Level 2		Level 3	Austroads classification	
Length (indicative)	Axles and axle groups		Vehicle type		
Type	Axles	Groups	Description	Class	Parameters
Short Up to 5.5 m	Light vehicles				
	2	1 or 2	Short Sedan, wagon, 4WD, utility, light van, bicycle, motorcycle, etc.	1	$d_1 \leq 3.2$ m and axles = 2
Medium 5.5 m to 14.5 m	3, 4 or 5	3	Short-towing trailer, caravan, boat, etc.	2	groups = 3, $2.1 \text{ m} \leq d_1 \leq 3.2 \text{ m}$ $d_2 \geq 2.1 \text{ m}$ , and axles = 3, 4 or 5
	Heavy vehicles				
	2	2	Two axle truck or bus	3	$d_1 > 3.2$ m and axles = 2
	3	2	Three axle truck or bus	4	Axles = 3 and groups = 2
	> 3	2	Four axle truck	5	Axles > 3 and groups = 2
Long 11.5 m to 19.0 m	3	3	Three axle articulated or rigid vehicle and trailer	6	$d_1 > 3.2$ m Axles = 3 and groups = 3
	4	> 2	Four axle articulated or rigid vehicle and trailer	7	$d_2 < 2.1$ m, or $d_1 < 2.1$ or $d_1 > 3.2$ m Axles = 4 and groups > 2
	5	> 2	Five axle articulated or rigid vehicle and trailer	8	$d_2 < 2.1$ m, or $d_1 < 2.1$ or $d_1 > 3.2$ m Axles = 5 and groups > 2
	6 > 6	> 2 3	Six axle (or more) articulated or rigid vehicle and trailer	9	Axles = 6 and groups > 2; or axles > 6 and groups = 3
Medium combination 17.5 m to 36.5 m	> 6	4	B Double or heavy truck and trailer	10	Axles > 6 and groups = 4
	> 6	5 or 6	Double road train or heavy truck and two trailers	11	Axles > 6 and groups = 5 or 6
Long combination over 33 m	> 6	> 6	Triple road train or heavy truck and three trailers	12	Axles > 6 and groups > 6

Definitions:

Group: (axle group) – where adjacent axles are less than 2.1 m apart

Groups: number of axle groups

Axles: number of axles (maximum axle spacing of 10 m)

 $d_1$ : distance between first and second axle $d_2$ : distance between second and third axle.

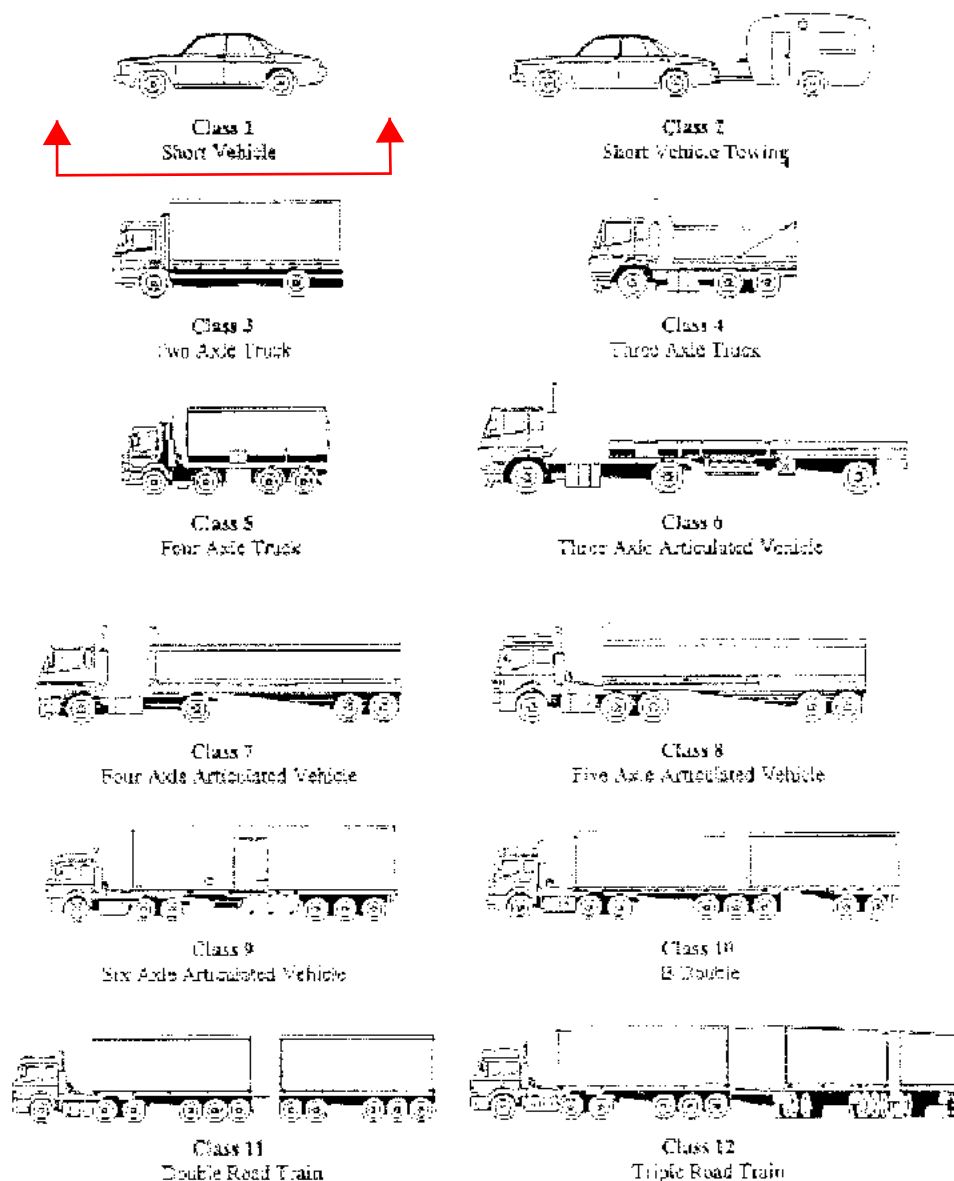
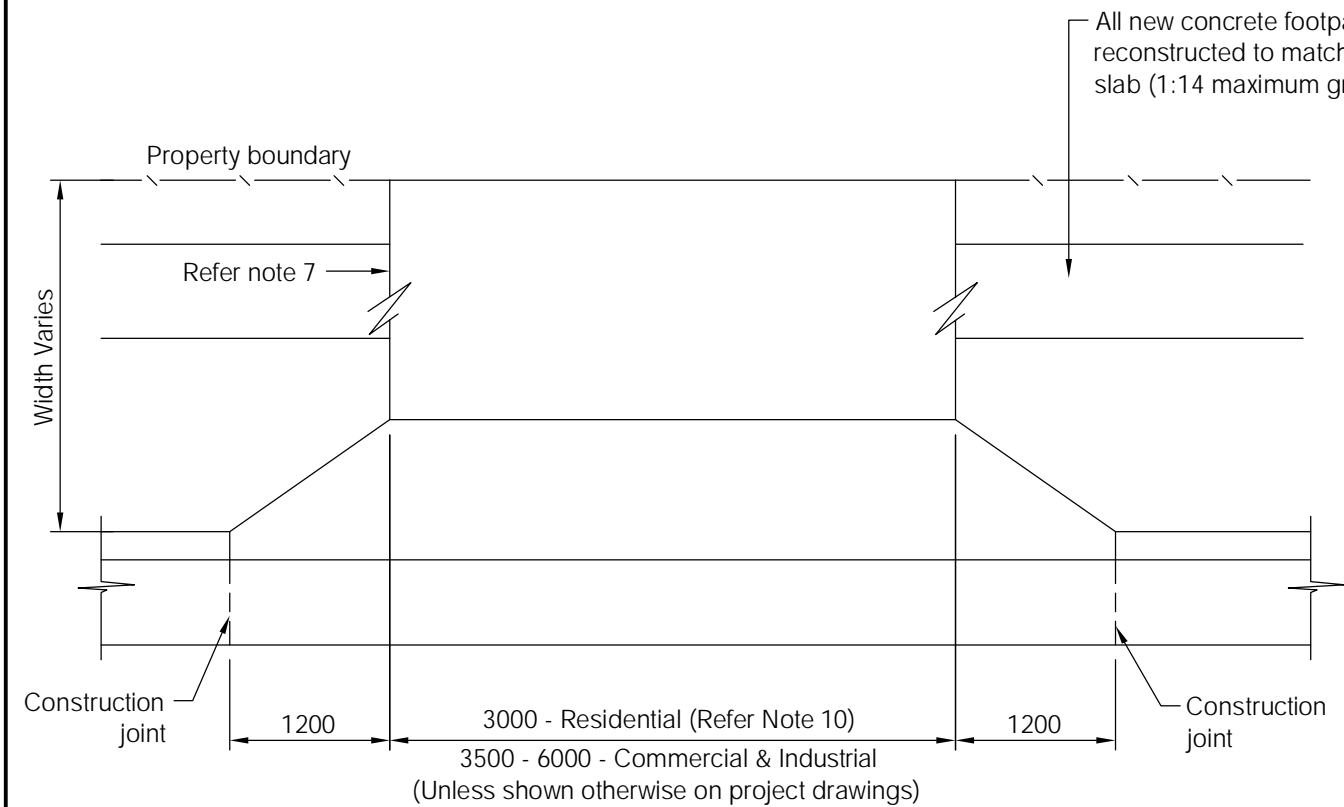


Figure A 13: Representative vehicles in Austroads 12-bin classification system

### A.5.3 Methods of Collecting Vehicle Classification Data

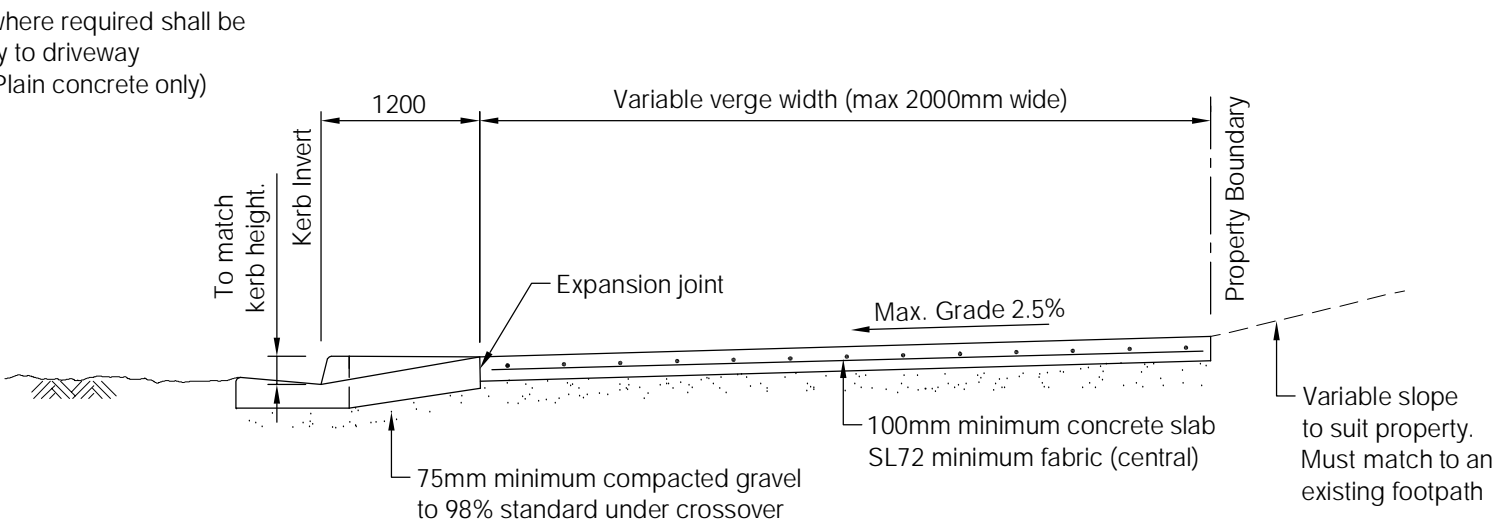
Manual vehicle classification methods, based on either vehicle body type (e.g. surveys by the Australian Bureau of Statistics) or axle configurations (e.g. Austroads), have been used for many years. Manual methods are now largely confined to intersection turning movement counts. As these surveys require considerable human resources, they are costly and generally limited to short period counts – generally up to 12 hours duration.



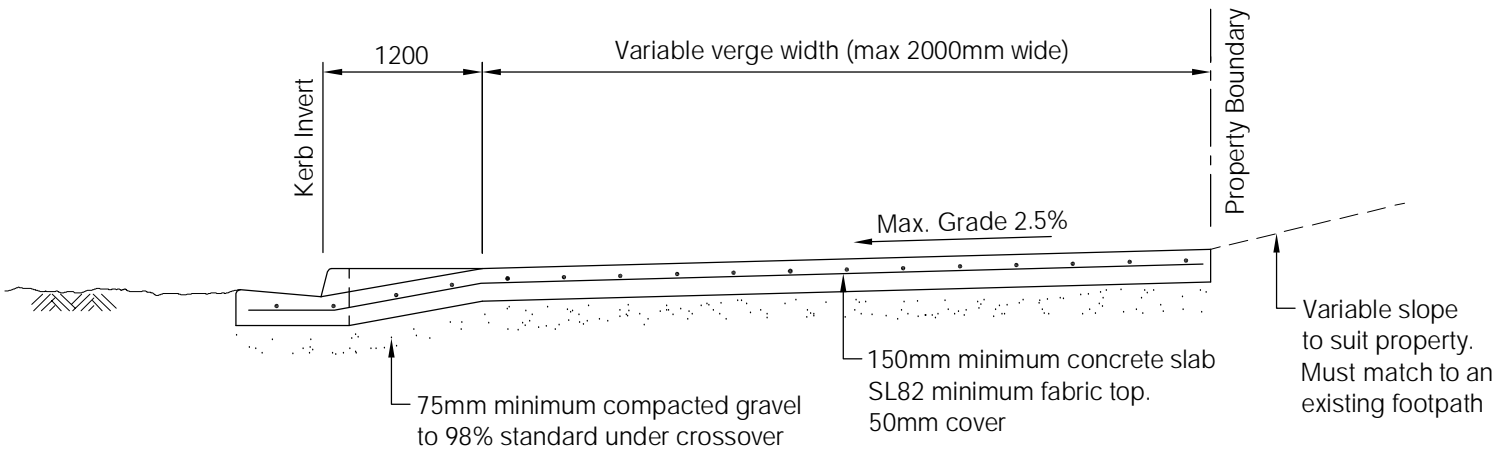
PLAN

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. Drawing details must reflect site specific conditions for Road Works / Road Access Works.

			DISCLAIMER			ACCESS CROSSOVERS	Standard Drawing				
C	VARIOUS MINOR AMENDMENTS	26/11/14	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.				S1015				
B	NOTE 10 ADDED	13/01/06									
A	ORIGINAL ISSUE	12/03/04									
REVISIONS		DATE	Ordinary Council Meeting - 27 April 2016				A	B	C		



Department of  
**State Development,  
Manufacturing,  
Infrastructure and Planning**

## Department of State Development, Manufacturing, Infrastructure and Planning

### Statement of reasons for application 1710-2156 SRA

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

Departmental role: Referral agency

#### Applicant details

Applicant name: W & L Petrie c/- Planz Town Planning Pty Ltd  
Applicant contact details: PO Box 181  
Edge Hill QLD 4870  
info@planztp.com

#### Location details

Street address: 49 Macrossan Street, Port Douglas  
Real property description: Lot 410 on PTD2091  
Local government area: Douglas Shire Council

#### Development details

Development permit: Material change of use for shopping facilities, restaurant, multi-unit housing and holiday accommodation.

#### Assessment matters

Aspect of development requiring code assessment	Applicable codes
1. Material change of use	State Development Assessment Provisions version 2.1, effective 11 August, 2017 - State code 1: Development in a state-controlled road environment

#### Reasons for the department's decision

The reasons for the decision are:

- The proposed development adjoins Macrossan Street (Port Douglas Road) which is a state-controlled road.
- A new access is proposed between Lot 410 on PTD2091 (the subject site) and Macrossan Street.
- With conditions, the proposed development complies with the relevant provisions in the State-Development Assessment Provisions, State code 1: Development in a state-controlled road environment.
- The proposed access arrangements have been assessed against the *Transport Infrastructure Act 1994* and a decision notice has been issued approving the proposed access location.
- The proposed access arrangements are unlikely to impact on the efficiency and safety of Macrossan Street.


Far North Queensland regional office  
Ground Floor, Cnr Grafton and Hartley  
Street, Cairns  
PO Box 2358, Cairns QLD 4870

**Decision**

- The development application is for a material change of use for a mixed development of shopping facilities, restaurant and multi-unit housing and holiday accommodation (7 units) on Lot 410 on PTD2091 (the subject site), located at 49 Macrossan Street (Port Douglas Road), Port Douglas.
- The department issued a referral agency response with conditions, dated 12 January 2018 to attach to any development permit issued.

**Relevant material**

- Development application material including planning report prepared by Planz Town Planning dated 20 September 2017 and the engineering report prepared by C.M.G Consulting Engineers, reference 38807R1, dated 15 December 2017.
- State Development Assessment Provisions, version 2.1 published by the Department of Infrastructure, Local Government and Planning
- Planning Act 2016
- Planning Regulation 2017
- Development Assessment Rules version 1.1.

		2008 Douglas Shire Planning Schemes Applications	
<b>ADOPTED INFRASTRUCTURE CHARGES NOTICE</b>			
WB Petrie & L H Petrie <small>DEVELOPERS NAME</small>		0 <small>ESTATE NAME</small>	0 <small>STAGE</small>
49 Macrossan Street <small>STREET No. &amp; NAME</small>	Port Douglas <small>SUBURB</small>	L410 PTD2091 <small>LOT &amp; RP No.s</small>	2181 <small>PARCEL No.</small>
Shopping Facilities, Restaurant, Accommodation <small>DEVELOPMENT TYPE</small>	<small>COUNCIL FILE NO.</small>	CA 2276/2017 <small>VALIDITY PERIOD (year)</small>	
DOC ID 846076 <small>DSC Reference Doc. No.</small>	1 <small>VERSION No.</small>		

	Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code
<b>Rural Areas - Water Only</b>					
proposed	0	0.00	0.00		
	0	0.00	0.00		
existing	0	0.00	0.00		
Total			0.00		
<b>Urban Areas - Water only</b>					
proposed	0	0.00	0.00		
	0	0.00	0.00		
existing	0	0.00	0.00		
Total			0.00		Code 895 GL 07500.0136.0826
<b>Urban Areas - Water &amp; Sewer</b>					
Residential Units (3 bedroom)	3	11,473.71	34,421.13		
Residential units (2 Bedroom)	4	8,356.93	33,427.72		
Food and drink outlet (Restaurant)	100	153.00	15,300.00		
Shops	93	50.10	4,659.30		
Total Demand			87,808.16		
Less Existing previous dwelling use	1	14,342.13	14,342.13		
<b>TOTAL</b>			<b>\$73,466.02</b>		

Prepared by	J Elphinstone	1-Mar-18	Amount Paid	
Checked by	D Lamond	13-Apr-18	Date Paid	
Date Payable			Receipt No.	
Amendments			Cashier	

**Note:**

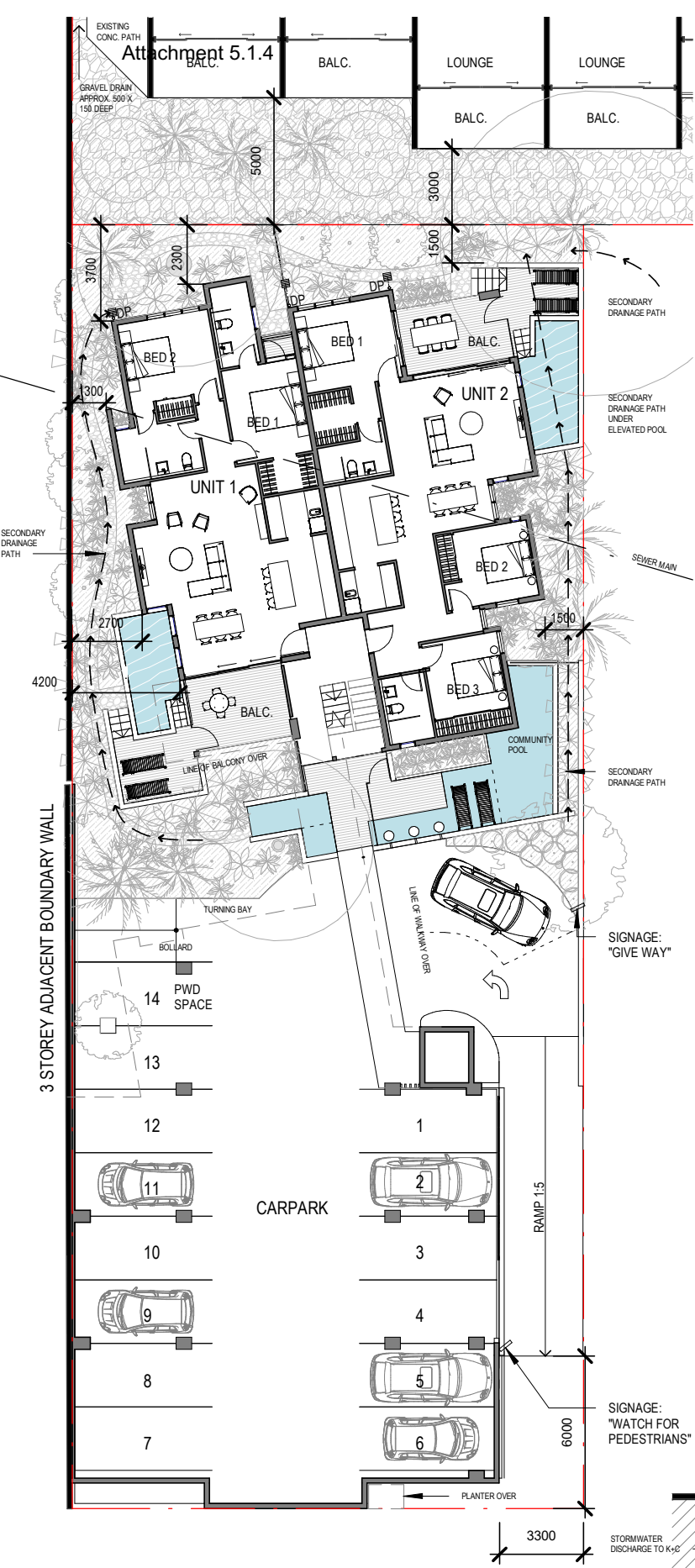
The Infrastructure Charges in this Notice are payable in accordance with Sections 119 and 120 of the *Planning Act 2016* as from Council's resolution from the Special meeting held on 24 June 2015.

Charge rates under the current Policy are not subject to indexing.

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](mailto:enquiries@douglas.qld.gov.au)



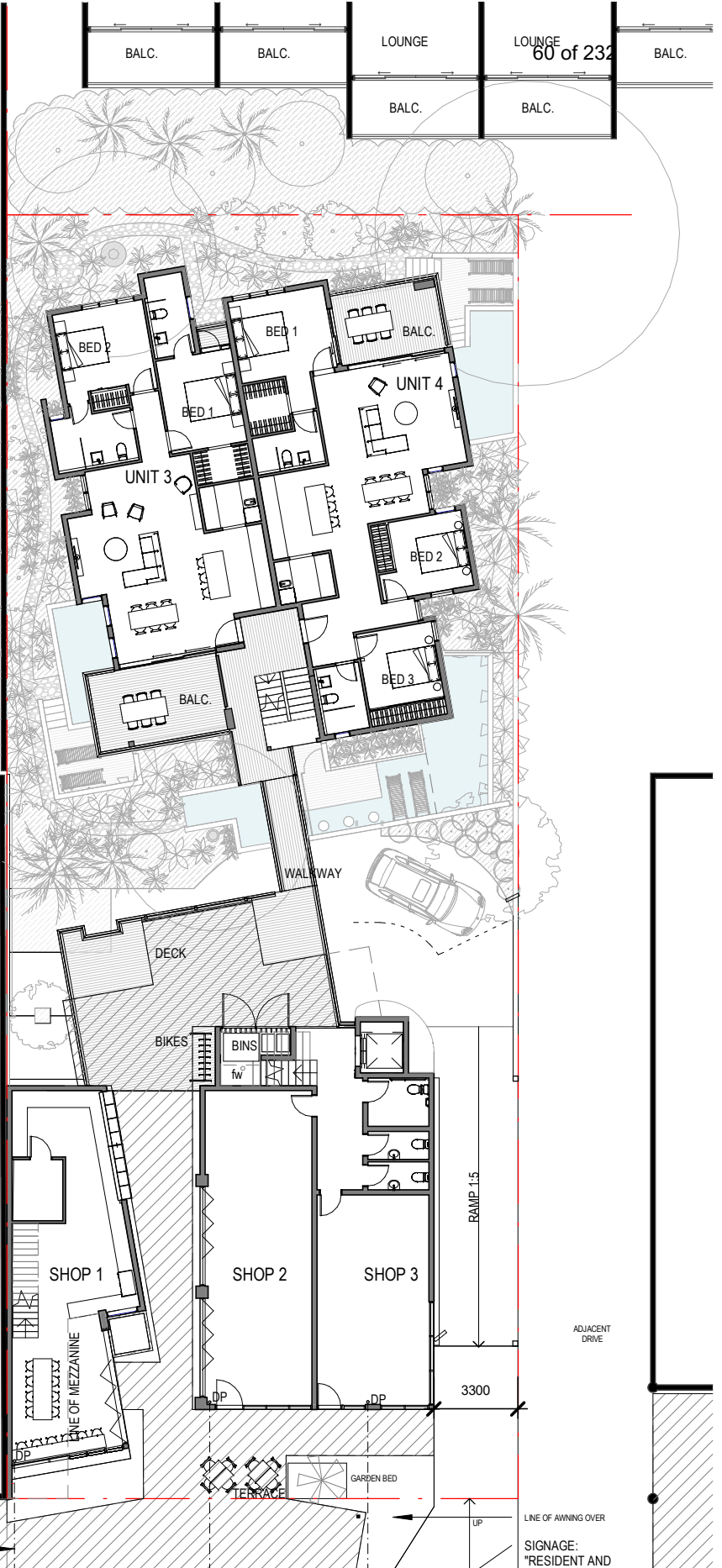


1 GROUND FLOOR  
1 : 250



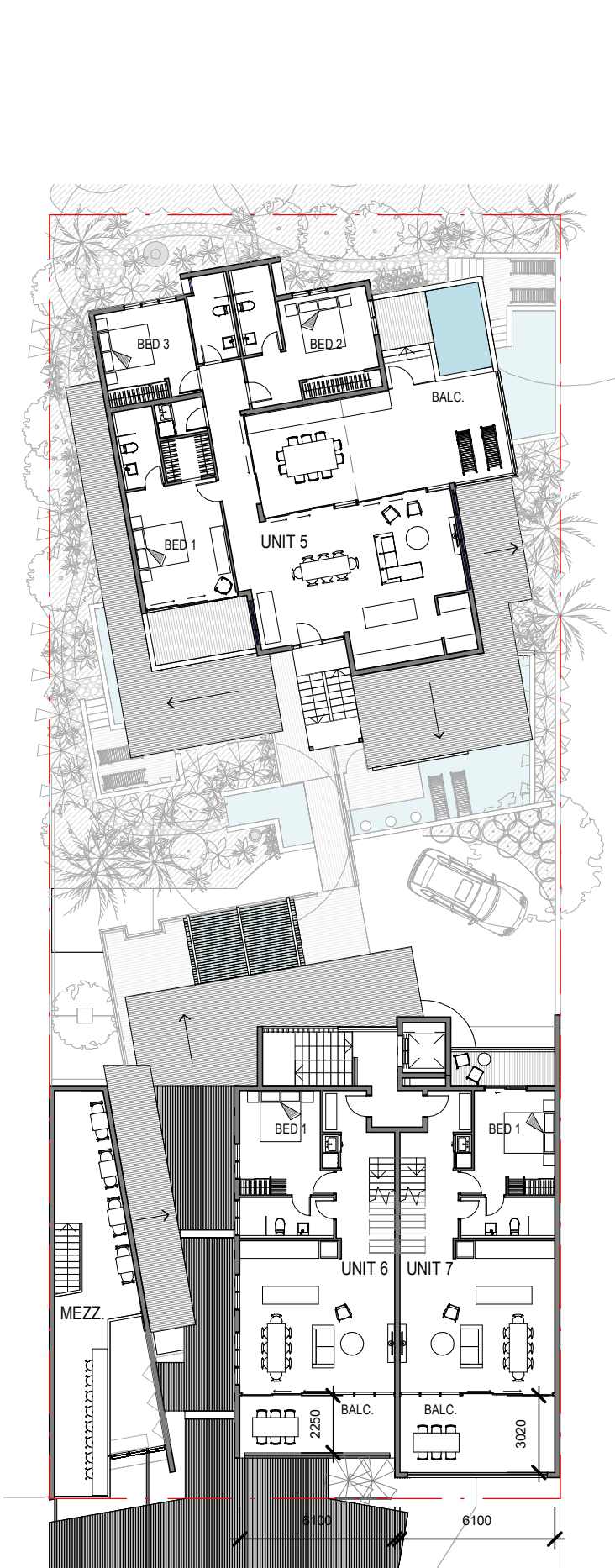
2 STREET LEVEL  
1 : 250

www.tpgarchitects.com.au



3 UPPER FLOOR  
1 : 250

1/124 COLLINS AVENUE EDGE HILL QLD, 4870  
PO Box 560 Manunda 4870 ABN 61 063 799 333  
caims@tpgarchitects.com.au 1 617 4032 1944  
Ordinary Council Meeting - 24 April 2018



4 ROOF  
1 : 250

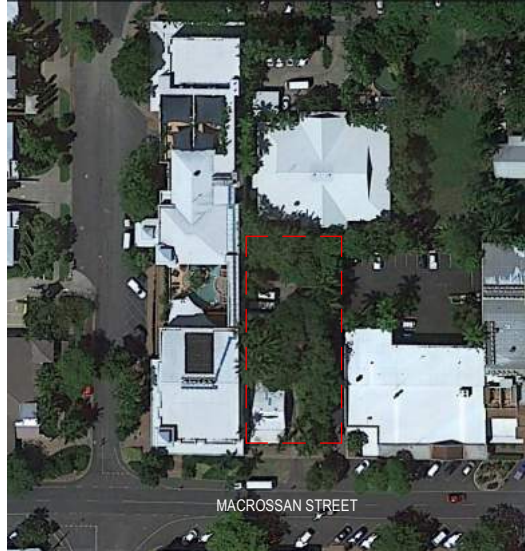
1:125 @ A1 10  
1:250 @ A3 2.5 5

AREA SCHEDULE

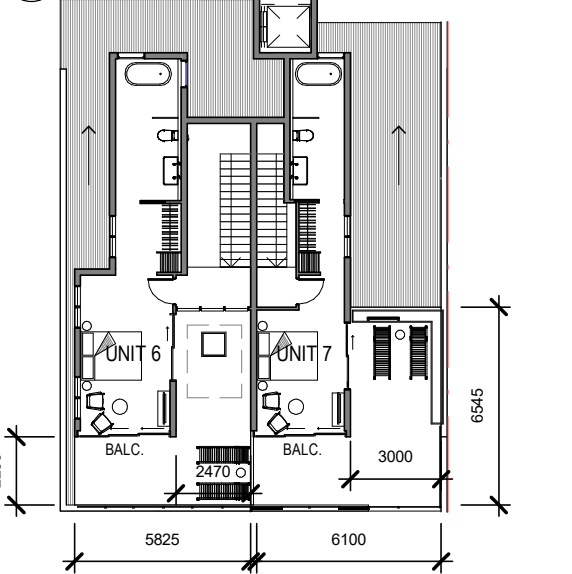
	Internal	Balcony	Total
Unit 1	95m <sup>2</sup>	13m <sup>2</sup>	108m <sup>2</sup>
Unit 2	105m <sup>2</sup>	13m <sup>2</sup>	118m <sup>2</sup>
Unit 3	95m <sup>2</sup>	18m <sup>2</sup>	112m <sup>2</sup>
Unit 4	105m <sup>2</sup>	13m <sup>2</sup>	118m <sup>2</sup>
Unit 5	160m <sup>2</sup>	40m <sup>2</sup>	200m <sup>2</sup>
Unit 6	115m <sup>2</sup>	40m <sup>2</sup>	155m <sup>2</sup>
Unit 7	105m <sup>2</sup>	50m <sup>2</sup>	155m <sup>2</sup>
Shop 1	100m <sup>2</sup>	-	100m <sup>2</sup>
Shop 2	55m <sup>2</sup>	-	55m <sup>2</sup>
Shop 3	38m <sup>2</sup>	-	38m <sup>2</sup>
Deck			35m <sup>2</sup>
Terrace			40m <sup>2</sup>

KEY

DP ---	Down Pipe + Stormwater Pipe
PWD	People with Disabilities
→	Secondary Drainage Path
////	Covered Awning + Deck
■	Sump to Soakage Trench



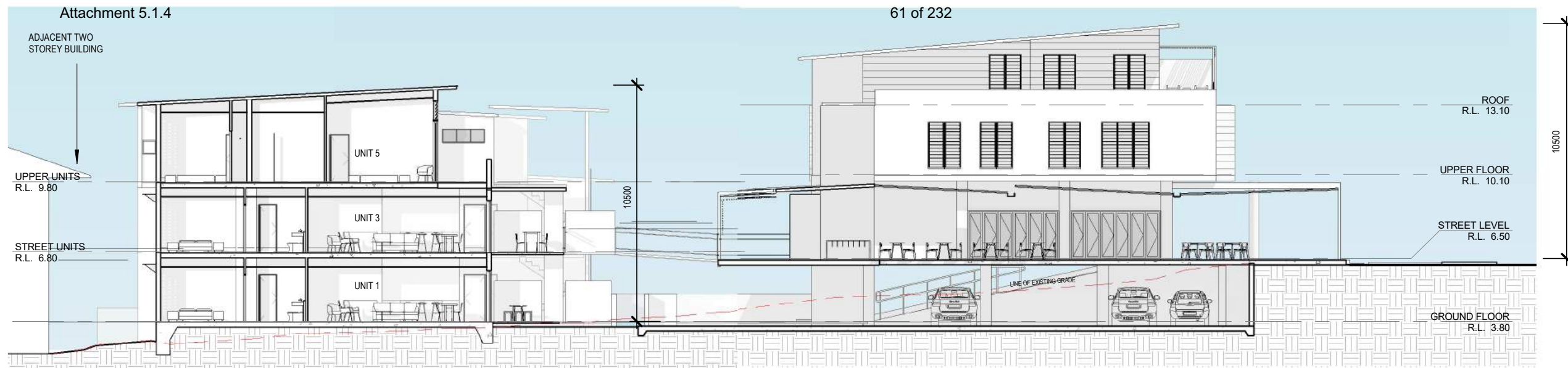
5 SITE AERIAL



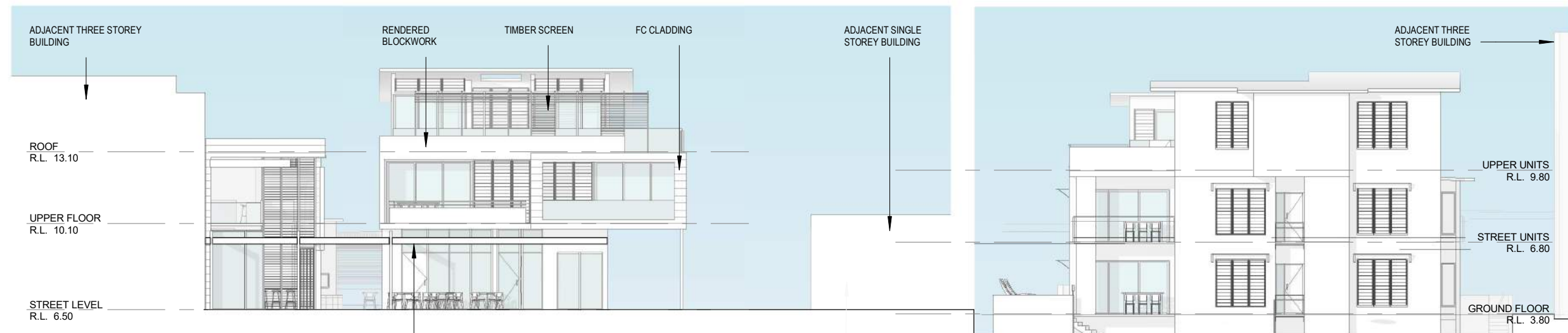
4 ROOF  
1 : 250

FLOOR PLANS  
WLP-01 49 MACROSSAN STREET  
DA-100J DECEMBER 2017  
07.03.18



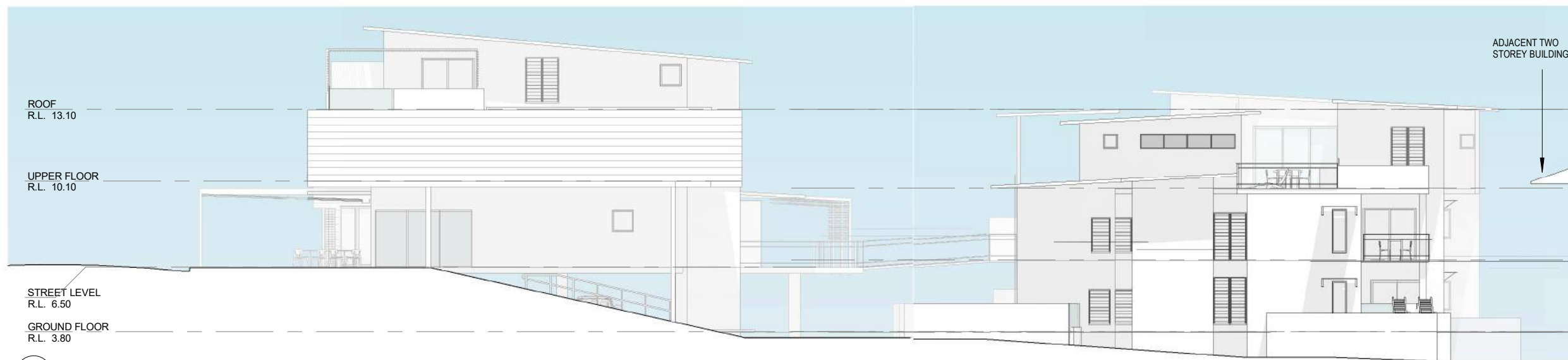


1 SECTION  
1 : 200



2 MACROSSAN ST - ELEVATION  
1 : 200

3 SOUTH ELEVATION  
1 : 200



4 WEST ELEVATION  
1 : 200