

5.4. MATERIAL CHANGE OF USE (11 UNITS) 2-4 ST CRISPINS AVE PORT DOUGLAS

REPORT AUTHOR(S)	Daniel Lamond, Planning Officer
GENERAL MANAGER	Nicholas Wellwood, General Manager Operations
DEPARTMENT	Development Assessment and Coordination
PROPOSAL	Material Change of Use- Multi-unit Housing (11 Units)
APPLICANT	No 2 St Crispins Pty Ltd C/- Planz Town Planning PO Box 181 Edge Hill QLD 4870
LOCATION OF SITE	2-4 St Crispins Avenue, PORT DOUGLAS
PROPERTY	Lot 25 on RP747342
LOCALITY PLAN	



Figure 4 - Locality Plan

LOCALITY	Port Douglas and Environs
PLANNING AREA	Residential 2
PLANNING SCHEME	Douglas Shire Planning Scheme 2006
REFERRAL AGENCIES	State Assessment and Referral Agency
NUMBER OF SUBMITTERS	There were no submissions for this application
STATUTORY ASSESSMENT DEADLINE	3 August 2017
APPLICATION DATE	17 March 2017
RECOMMENDATION	

That Council approves the development application for Multi-unit Housing (11 units) over land described as Lot 25 on RP747342, located at 2-4 St Crispins Avenue PORT DOUGLAS, subject to the following:

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

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

Drawing or Document	Reference	Date
Ground Floor Plan	Plan prepared by Hunt Design, Sheet 1. 1:200 @A3	14 June 2017
First Floor Plan	Plan prepared by Hunt Design. Sheet 2. 1:200 @A3	14 June 2017
Basement Plan Car park	Plan prepared by Hunt Design. Sheet 3. 1:200 @A3	14 June 2017
Roof Plan	Plan prepared by Hunt Design. Sheet 4. 1:200 @A3	14 June 2017
North Elevation, West Elevation	Plan prepared by Hunt Design. Sheet 5. 1:200 @A3	14 June 2017
East Elevation, South Elevation	Plan prepared by Hunt Design. Sheet 6. 1:200 @A3	14 June 2017
Typical Apartment Layout	Plan prepared by Hunt Design. Sheet 7. 1:100 @A3	14 June 2017
View St Crispins Ave	Plan prepared by Hunt Design. Sheet 9.	14 June 2017
Alfresco Area	Plan prepared by Hunt Design. Sheet 10.	14 June 2017
Pool View	Plan prepared by Hunt Design. Sheet 11.	14 June 2017

Drawing or Document	Reference	Date
Side View	Plan prepared by Hunt Design. Sheet 12.	14 June 2017
View P. Douglas Rd Corner	Plan prepared by Hunt Design. Sheet 13.	14 June 2017
Street View	Plan prepared by Hunt Design. Sheet 14.	14 June 2017
Landscape Concept Plan	Plan prepared by AS Design. 1659-L-SD01 Rev 1. 1:200 @A3	Submitted to Council 5 July 2017

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.

Amendment to Design

3. The layout of the proposed development must be amended to accommodate the following changes:-
 - a. 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.
 - b. 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.
 - c. The on-street paved pedestrian access path must not be constructed on the road verge. This may be constructed up to the road frontage boundary.

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

4. 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

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

Water Supply and Sewerage Works Internal

6. 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

7. The amount of vehicle parking must be as specified in Council's Planning Scheme which is a minimum of seventeen (17) 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

8. 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

9. Undertake the following works external to the land at no cost to Council:
- Provide a vehicle crossover and apron to St. Crispins Avenue, designed and constructed in accordance with the FNQROC Development Manual standard drawings S1015 and S1110. The vehicle crossing and driveway is to have a maximum width at the kerbside flare of 6000mm.
 - 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;
 - 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.

Demolish Structures

10. 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

11. 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:
- peak traffic times;
 - before 7:00 am or after 6:00 pm Monday to Friday;
 - before 7:00 am or after 1:00 pm Saturdays; or
 - on Sundays or Public Holidays.

Emissions

12. 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

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

Lawful Point of Discharge

14. 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.

Ponding and/or Concentration of Stormwater

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

Minimum Fill and Floor Levels

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

Sediment and Erosion Control

17. 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

18. An enclosed area of suitable size must be provided at ground level to store the number of bulk bins required to service the site. Bulk bins are required to service the site.

The area must:

- a. Have a floor which is raised, imperviously sealed and suitably drained to Council's sewer, via an approved collection device, and with the front edge ramped to allow easy servicing of the bulk bins;
- b. Be roofed to prevent stormwater ingress;
- c. Have a suitable hosecock with hose attached, located on an external front corner of the enclosure with a reduced pressure zone device;

Details of Development Signage

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

Construction Signage

20. 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

21. 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 DNRW – 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 DNRW: '*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.

Landscaping Plan

22. The site must be landscaped in accordance with details included on a Landscaping Plan. The Landscaping Plan must detail the following:
- Further planting of appropriate trees and shrubs within established gardens beds along the frontage of the site having regard to Planning Scheme Policy No 7;
 - Deep planting of setback areas and planter beds within the development;
 - Provide fencing details (materials and finishes), particularly with respect to any fencing fronting St Crispins Avenue;
 - Deep planting of the front setback area to provide for an attractive street appearance and to soften building bulk;
 - Landscaping of areas and treatments external to the development as detailed in conditions of approval;
 - 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

REFERRAL AGENCY CONDITIONS & REQUIREMENTS

Referral Agency	Referral Agency Reference	Date	Council Electronic Reference
State Assessment & Referral Agency (Department of Infrastructure, Local Government & Planning	SDA-0317-038115	10 April 2017	MCUC1957_2017

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.**
- 4. The refuse storage area design to be amended should be informed by Councils advice before the issue of a development permit for building works, to reflect councils waste contract service capabilities at the time.**

Infrastructure Charges Notice

- 1. 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.

- 2. For information relating to the *Sustainable Planning Act 2009* log on to 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.**

LAND USE DEFINITIONS*

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

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

The use includes accommodation commonly described as:

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

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

EXECUTIVE SUMMARY

Council is in receipt of a Development Application for a Material Change of Use for 'Multi-Unit Housing,' (11 Units) over land located at 2-4 St. Crispins Avenue, Port Douglas, being formally described as Lot 25 on RP747342.

The land is currently contained within the Residential 2 Planning Area of the Port Douglas and Environs Locality within the Planning Scheme. The allotment has a site area of 1,662m². Existing Multi-Unit Housing and Holiday Accommodation development adjoins the site to the side and rear, and a 50 metre frontage to Port Douglas Road. The site has a 28 metre frontage to St. Crispins Avenue.

The site has been vacant for a number of years and includes a significant vegetation buffer to the side and rear boundaries.

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 that the proposal is compliant with the acceptable solutions within the Planning Scheme. The proposal is recommended for approval subject to conditions.

TOWN PLANNING CONSIDERATIONS

Proposal

The development application is seeking a development permit for an eleven (11) unit multi-unit housing development. The development is two stories in height with five units on the ground floor and six units on the first floor.

Seventeen (17) car parking spaces are provided in the basement, as well as twelve square metres of lockable storage space for each unit. Access is proposed from St. Crispins Avenue. The proposal includes a pool and extensive tropical landscaping. The proposed development is included at Attachment 1.

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 (Port Douglas Road). 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 indicate that the site is relatively level. 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 a condition. 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 Residential 2 Planning Area. The land use of Multi-unit Housing is identified as 'Code Assessable' development and is only assessable against the relevant codes of the Planning Scheme.

Douglas Shire Port Douglas and Environs Planning Locality		Code Applicability	Compliance
Locality	Port Douglas and Environs	✓	Complies
Planning Area	Residential 2	✓	Complies
Defined Use	Multi-Unit Housing	✓	Complies
Overlay Codes	Acid Sulfate Soils Code	✓	See comment below
	Cultural Heritage and Valuable Sites Code	x	
	Natural Hazards Code	x	

Douglas Shire Port Douglas and Environs Planning Locality		Code Applicability	Compliance
General Codes	Design and Siting of Advertising Devices Code	x	
	Filling and Excavation Code	✓	Complies
	Landscaping Code	✓	Complies
	Natural Areas and Scenic Amenity Code	x	
	Reconfiguring a Lot Code	x	
	Vehicle Parking and Access Code	✓	Complies
	Sustainable Development Code	x	
	Vegetation Management Code	x	

Compliance Issues

The proposal complies with all acceptable solutions of the relevant codes of the planning scheme, except the acid sulphate soils code. This does not represent a significant issue as the development is conditioned to comply in condition 21.

Architectural Statement

The proposal does not appear to be a traditional tropical design. However, on further consideration; it is evident that the proposal exemplifies a modern interpretation of the 'tropical style'. Tropical design features dominating the proposal include extensive use of slats, large eaves, wooden construction materials and significant cross ventilation. The Architectural Statement justifying the design and appearance can be seen in Attachment 4.

Landscaping Plan

The proposal includes a landscape concept plan identifying areas on site to be planted out. A palette and species list has been included. Condition 22 has been imposed to require a landscape plan to be submitted to be endorsed by the Chief Executive Officer.

Other

Amendments to the design of the proposal have been conditioned to facilitate in achieving a sound outcome in terms of aesthetic appeal, future infrastructure maintenance works and efficient waste management practices.

The refuse storage area proposed at the site's frontage is conditioned to ensure it is of adequate size and design to accommodate the implications of Councils waste management contract. In particular the use of bulk bins rather than wheelie bins is required, and the provision of area to be required to allow for future bulk bin recycling opportunities.

Development of this nature often requires significant ground transformer cubicles and/or electrical sub stations. The appearance of these units is results in a significant detracting of aesthetic appeal to the streetscape. The condition is imposed to mitigate this and locate these units in the most appropriate concealed location.

The on-street paved walking path leading into the site is conditioned to start at the property boundary rather than being constructed on the road verge. This is because a 150mm water main line exists at the site's frontage. Infrastructure which may require maintenance should not be encumbered other than where necessary.

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.

Public Notification / Submissions

Not applicable as the application is code assessable.

ADOPTED INFRASTRUCTURE CHARGES

The proposed development triggers Adopted Infrastructure Charges. Refer to Attachment 3 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 3- Infrastructure Charges **[5.4.1]**
2. Attachment 4- Architectural Statement **[5.4.2]**
3. Attachment 2- Referral Agency Conditions & Requirements **[5.4.3]**
4. Attachment 1- Approved Plans and Documents **[5.4.4]**



2006 & 2008 Douglas Shire Planning Schemes Application

INFRASTRUCTURE CHARGES NOTICE

No 2 St Crispins Pty Ltd		0	0
DEVELOPERS NAME		ESTATE NAME	STAGE
2-4 St Crispins Avenue		Port Douglas	217
STREET No. & NAME		SUBURB	PARCEL No.
Material Change of Use		1957/2017	Four (4)
DEVELOPMENT TYPE		COUNCIL FILE	VALIDITY PERIOD (years)
821881		1	
DSC Reference Doc . No.		VERSION No.	

	Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code
Rural Areas - Water Only					
	proposed		0.00		
			0.00		
	existing	0	0.00		
	Total				
Urban Areas - Water only					
	proposed	0	0.00	0.00	
		0	0.00	0.00	
	existing	0	0.00	0.00	
	Total		0.00		
Urban Areas - Water & Sewer					
	proposed	11	8,356.93	91,926.23	
	existing	1	14,342.13	-14,342.13	
	Total		77,584.10		
TOTAL			77,584.10		

Prepared by	D Lamond	19-Jul-17	Amount Paid	
Checked by	N Beck	19-Jul-17	Date Paid	
Date Payable				
Amendments	Date		Receipt No.	
			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

2 St Crispins Avenue Port Douglas

Supplementary Architectural Statement

There is considerable debate about what constitutes “Tropical Style” in a modern context.

Port Douglas traditionally was recognised by it’s identifiable image as a more traditional North Queensland village.

Typified by high pitched roofs, verandahs and wide eaves protecting walls designed with openings to catch the breezes.

Over recent years there has been a proliferation of alternative interpretations of the Tropical Style. Some more successful than others.

St Crispin’s owners were keen to explore a modern interpretation of the quintessential tropical style.

Our view of that design approach is that a successful outcome must be tested against the liveability of the designed spaces in terms of the enjoyment of the residents and contribution to the community streetscape.

In essence, in our view, that can be resolved as follows:

- A blurring of internal and external spaces offering residents a graduation from being fully exposed to the outdoors grading through increasing levels of protection from sun, rain and wind to internal sanctuaries that can be modified through air-conditioning, heating or cross ventilation.
- Wide eaves to protect walls from heating up through direct sunlight and protecting openings from rain.
- Excellent cross ventilation
- Integration with landscaped tropical gardens
- Optimisation of views where possible
- Protection from visual and noise intrusion from the street
- Spacious outdoor recreation spaces
- Incorporation of traditional architectural elements, such as screens, louvres, shade devices etc.
- Incorporation of a mix of natural materials and high performance thermal building fabrics.

St Crispins exhibits all the qualities as noted above.

Attachment 5.4.2
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It is suggested that whilst the project does not utilise a high pitched roof, the chosen roof actually is very efficient in insulating the occupants from radiant heat from the sun and its' inherent simplicity of form sheds water effectively, does not require much maintenance and exhibits a fine line in elevation which in turn does not dominate the streetscape as would be the case if a high pitched roof was used. It is stylistically more akin to a garden pergola structure and form.

As can be seen from the floor plans, each unit opens out onto spacious outdoor decks at each level and at the rear the landscaped walkways are open to the outside of the building, obviating the usual stuffy corridors and lack of natural light.

This configuration also encourages great cross ventilation from every dwelling which is quite unusual in most apartment buildings with internal corridors.

As can be seen from the perspective rendering great care has been taken to ensure the building displays highly articulated facades with strong visual elements punctuated in the timber, stone, glass and decorative screens.

Interestingly the external blockwork has been clad with timber board or similar to get away from the usual painted, rendered blockwork.

Although somewhat more expensive, the end result is that there are no masonry elements evident on external walls.

The cladding imparts more of a feeling of a lightweight structure with the added benefit of enhancing the thermal performance of all internal spaces, longevity of finish and enhanced protection from the rain and sun.

The screens on the front boundary whilst having been fabricated out of aluminium for maintenance reasons are highly evocative of the timber lattice screens seen embedded in traditional FNQ architectural expressions and do the same job of providing a dappled shade effect on the building to cut down heat loads and at the same time impart a pattern of light and shade across the building facade behind.

Most importantly the owners have taken on board the more expensive option of placing the vehicles in the basement. The crucial major benefit is that the site is not dominated by driveways and garages. This has a huge impact on site planning by dramatically increasing the amount of the site available for tropical landscaping which in turns provides the residents with very spacious outdoor recreation areas. Equally importantly the generous setbacks are well in excess of Council's requirements which allows for deep and substantial planting along the side boundaries to very effectively screen neighbours from looking into this project. Such levels of privacy between neighbours is rare in medium density housing.

In conclusion, it can reasonably be argued that St Crispins is a highly successful re-interpretation of Tropical Style that totally recognises the underlying drivers of creating an outdoor lifestyle in an urban setting.

The building sits beautifully within the streetscape and the amenity for all occupants is exemplary.



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0317-038115
Council reference: MCUC1957/2017
Applicant reference: 71624

10 April 2017

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

Attn: Daniel Lamond

Dear Sir / Madam

Concurrence agency response—with conditions

Material change of use (multi-unit dwellings) at 2-4 St Crispins Avenue, Port Douglas described as Lot 25 on RP747342

(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 27 March 2017.

Applicant details

Applicant name:	No 2 St Crispin's Pty Ltd C/- Planz Town Planning
Applicant contact details:	PO Box 181 Edge Hill QLD 4870 plan@planztp.com

Site details

Street address:	2-4 St Crispins Avenue, Port Douglas
Lot on plan:	Lot 25 on RP747342
Local government area:	Douglas Shire Council

Application details

Proposed development: Development permit for material change of use (multi-unit dwellings – 11 x 2 bedroom 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 11 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 road

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
Aspect of development: material change of use				
Ground Floor	Hunt Design	13 March 2017	-	-

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@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Joanne Manson', with a stylized flourish at the end.

Joanne Manson
A/ Manager Planning

cc: No 2 St Crispin's Pty Ltd C/- plan@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-0317-038115

Council reference: MCUC1957/2017

Applicant reference: 71624

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Aspect of development – material change of use (multi-unit housing – 11 units)		
Schedule 7, Table 3, Item 1 —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.	The development must be carried out generally in accordance with the following plan: <ul style="list-style-type: none"> Ground Floor prepared by Hunt Design, dated 13 March 2017. 	Prior to the commencement of use and to be maintained at all times.
2.	The development must be generally in accordance with the Application for a Development Permit Material Change of Use – Multi-Unit Housing (11 Units) prepared by Planz Town Planning Pty Ltd, dated 13 March 2017, in particular: <ul style="list-style-type: none"> <u>19.1 Access to a state-controlled road state code</u> <ul style="list-style-type: none"> There are no existing authorised access points to the state-controlled road; and The development will be accessed from St Crispins Avenue, not Davidson Street. 	Prior to the commencement of use and to be maintained at all times.
3.	Noise attenuation measures to achieve the following noise criteria must be provided: <ul style="list-style-type: none"> ≤60 dB(A) L₁₀ (18 hour) façade corrected (measured L₉₀ (8 hour) free field between 10 pm and 6 am ≤40 dB(A)). ≤63 dB(A) L₁₀ (18 hour) façade corrected (measured L₉₀ (8 hour) free field between 10 pm and 6 am >40 dB(A)). 	Prior to the commencement of use and to be maintained at all times.
4.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road. (b) Any works on the land must not create any new discharge points for stormwater runoff onto the state-controlled road.	(a) and (b) At all times
5.	Direct access is not permitted between Port Douglas Road (Davidson Street) and the subject site.	At all times

Our reference: SDA-0317-038115
Council reference: MCUC1957/2017
Applicant reference: 71624

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development does not have access to the state-controlled road (known as either Port Douglas Road or Davidson Street) and will always be accessed from St Crispins Avenue, Port Douglas)
- To ensure the development achieves acceptable noise levels by mitigating adverse impacts on the development from noise generated by a state transport corridor.
- 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.
- To ensure access to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road direct access to the state-controlled road is prohibited were not required.
- To ensure the development achieves the performance outcomes in the relevant State Development Assessment Provisions (version1.10).

Our reference: SDA-0317-038115

Council reference: MCUC1957/2017

Applicant reference: 71624

Attachment 3—Further advice

General advice	
Ref.	State Planning Policy April 2016 interim development assessment provisions
1.	<p>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</p> <ul style="list-style-type: none"> - Liveable Communities (by considering the SPP code Fire services in development accessed by common private title) - Natural hazards, risks and resilience (flood hazards); and - Water quality (by considering the SPP code Water quality including Stormwater quality design objectives) <p>to the extent it is relevant to the proposed development.</p>
Ref.	Advertising device
2.	<p>A local government should obtain advice from the Department of Transport and Main Roads (TMR) 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: TMR has powers under section 139 of the <i>Transport Operations (Roads Use Management – Accreditation and Other Provisions) Regulations 2015</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>
Further development permits, compliance permits or compliance certificates	
Ref.	State Transport Corridor Noise
3.	<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 <i>transport noise corridor</i>. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a <i>transport noise corridor</i> are designed and constructed to reduce transport noise. <i>Transport noise corridor</i> means land designated under Chapter 8B of the <i>Building Act 1975</i> as a <i>transport noise corridor</i>. Information about <i>transport noise corridors</i> 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 <i>transport noise corridor</i>. This tool is available at the Department of Local Government and Planning website:</p> <p>http://www.dilgp.qld.gov.au/planning/state-planning-instruments/spp-interactive-mapping-system.html 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>
Ref.	Ancillary works and encroachments
4.	In accordance with section 50(2) and Schedule 6 of the <i>Transport Infrastructure Act</i>

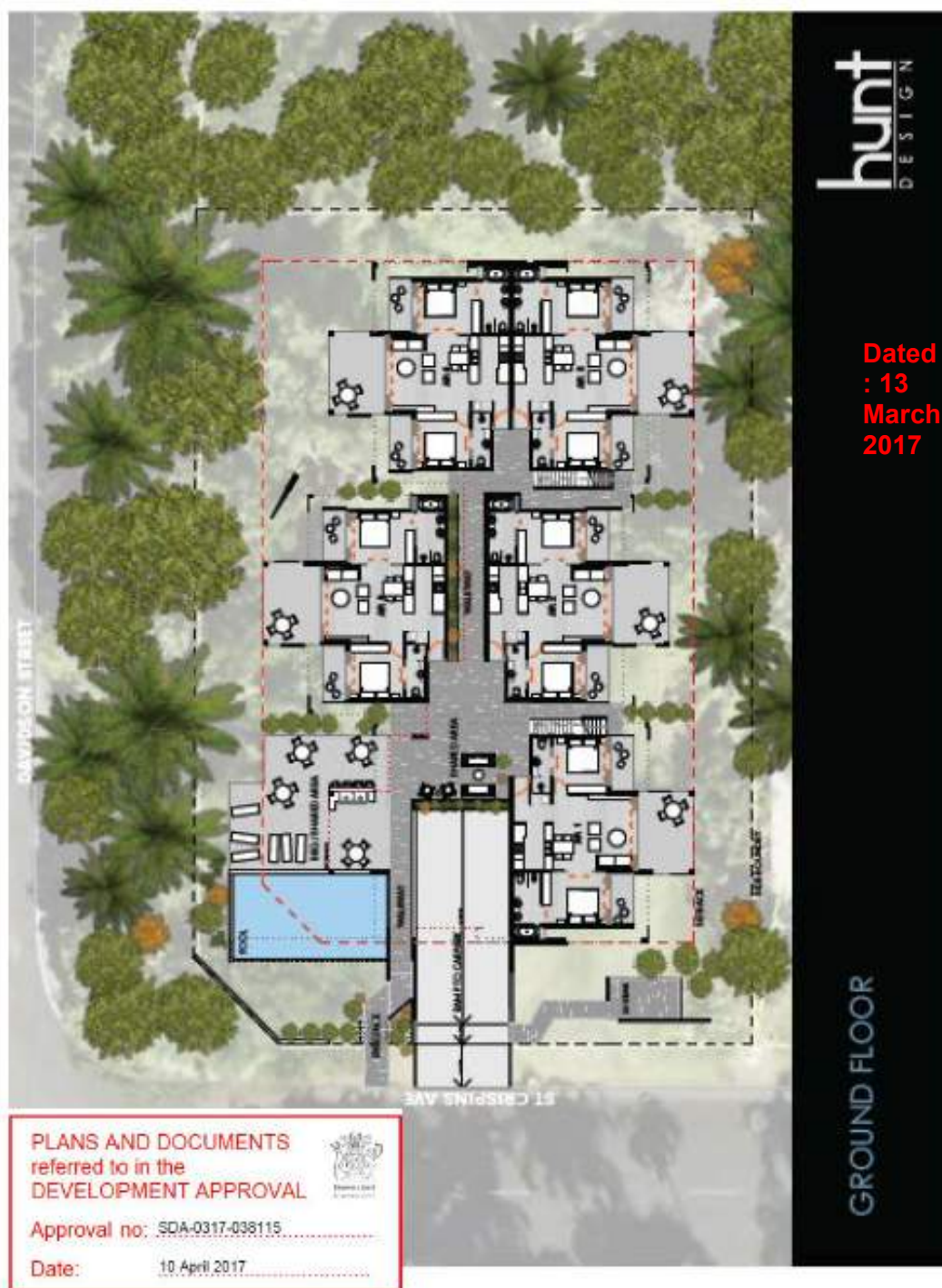
	<p>1994 (TIA) and Part 5 and Schedule 1 of the Transport Infrastructure (State-Controlled Roads) Regulation 2006, the applicant / development must obtain TMR approval to carry out ancillary works and encroachments on a state-controlled road. Please contact the Cairns district office of the Department of Transport and Main Roads on 4045 7144 to make an application for a Road Corridor Permit under section 50(2) of the TIA to carry out ancillary works and encroachments.</p> <p>Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, buildings/shelters/structures, vegetation clearing, landscaping and planting.</p>
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Our reference: SDA-0317-038115

Council reference: MCUC1957/2017

Applicant reference: 71624

Attachment 4—Approved plans and specifications



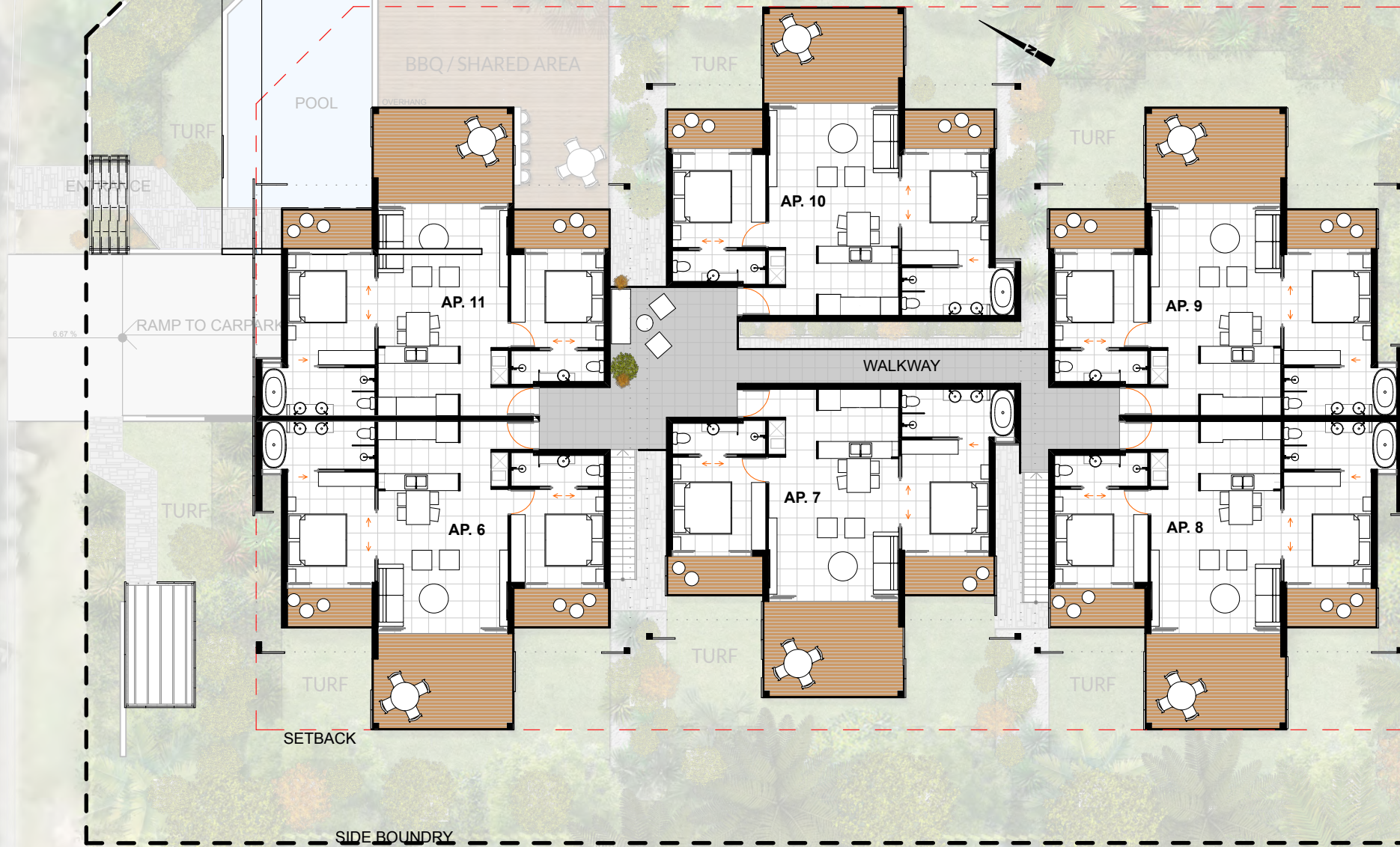


GROUND FLOOR PLAN

1:200

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2 ST CRISPINS AVE
CONCEPT DESIGN

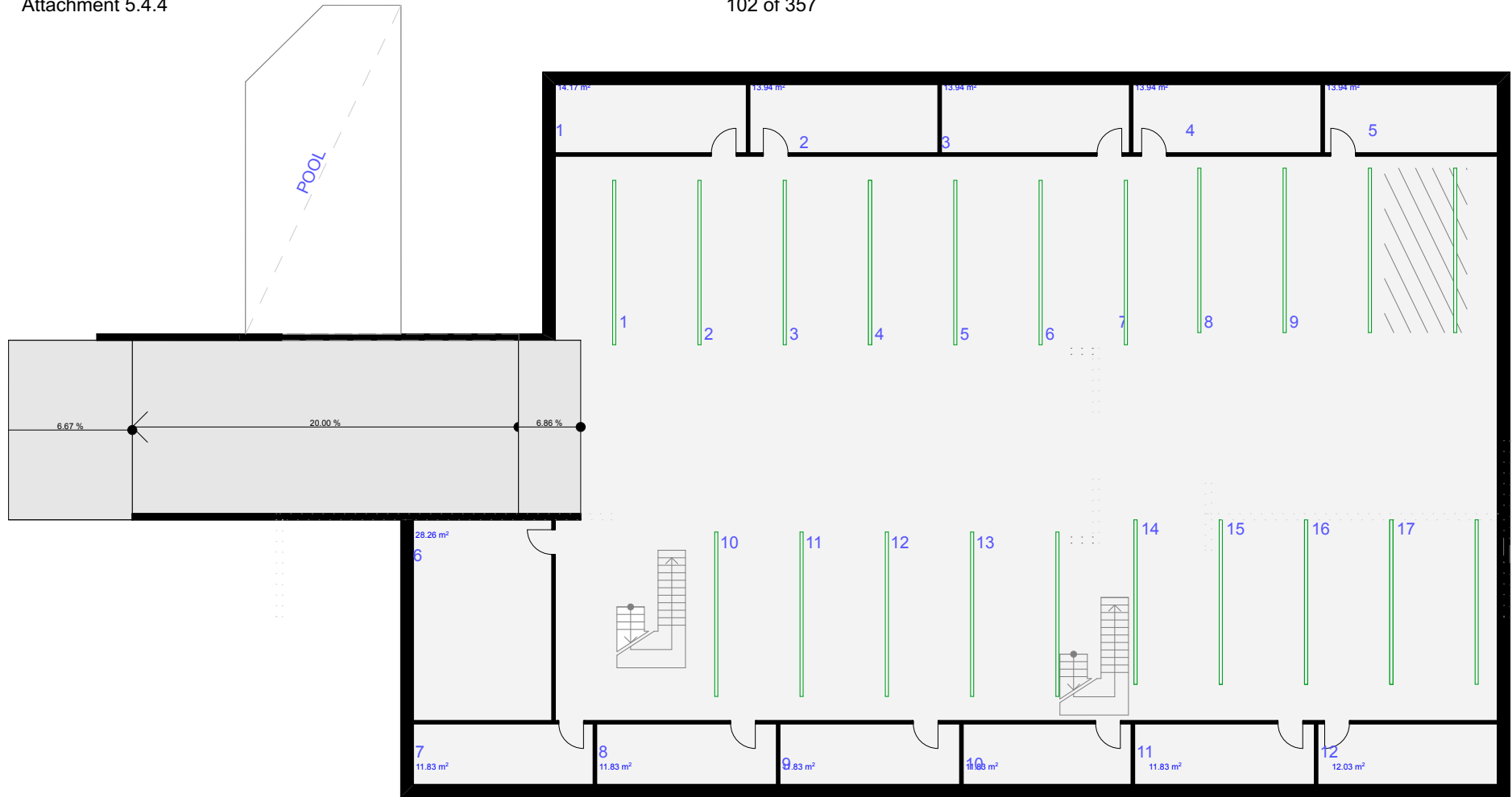


FIRST FLOOR PLAN

1:200

2 ST CRISPINS AVE
CONCEPT DESIGN

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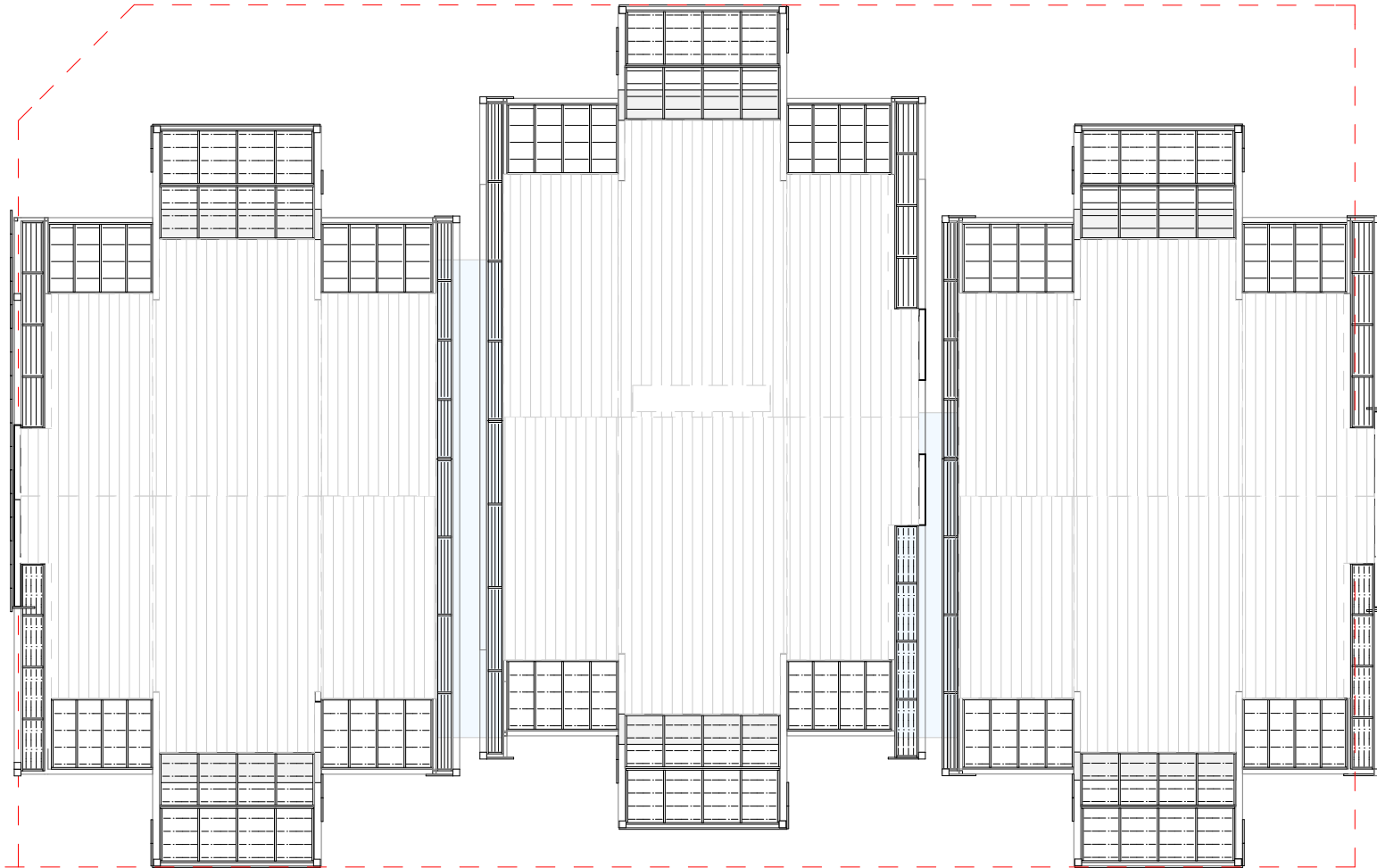


BASEMENT PLAN CARPARK

1:200

2 ST CRISPINS AVE
CONCEPT DESIGN

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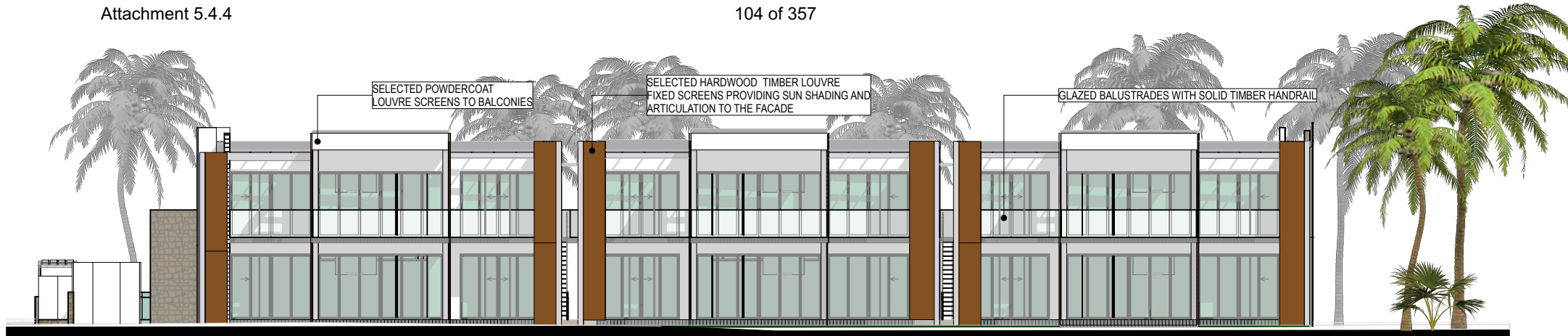


ROOF PLAN

1:200

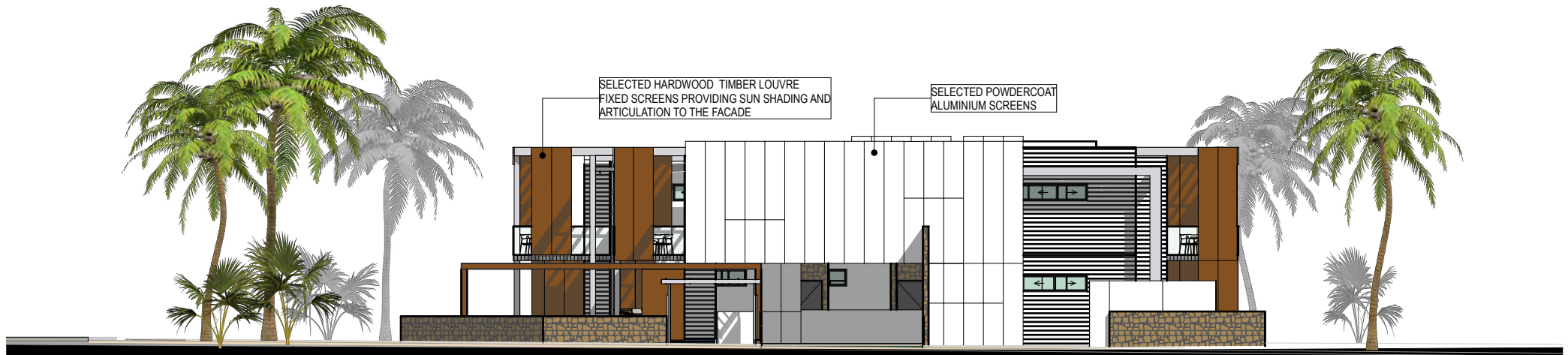
2 ST CRISPINS AVE
CONCEPT DESIGN

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WEST ELEVATION

1:200

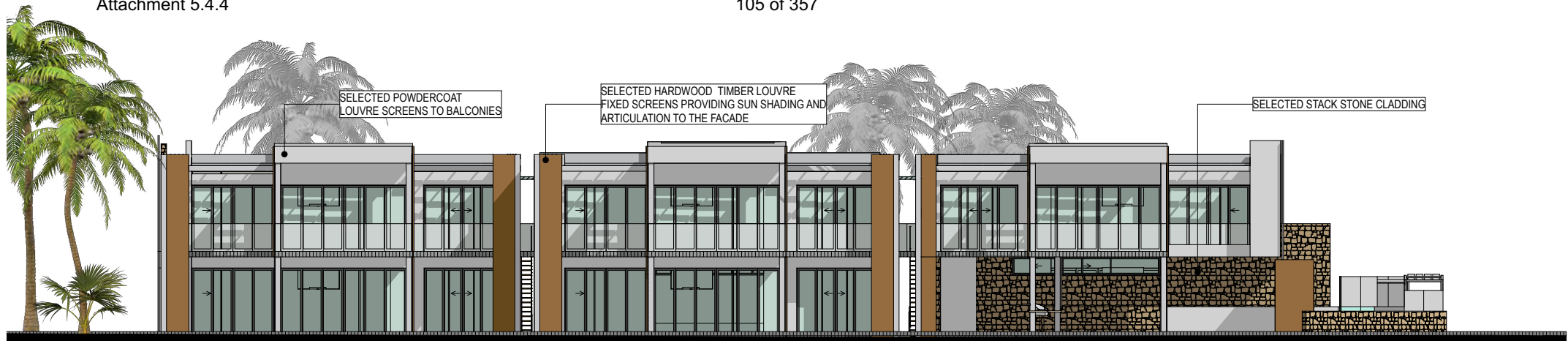


NORTH ELEVATION

1:200

2 ST CRISPINS AVE
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EAST ELEVATION

1:200

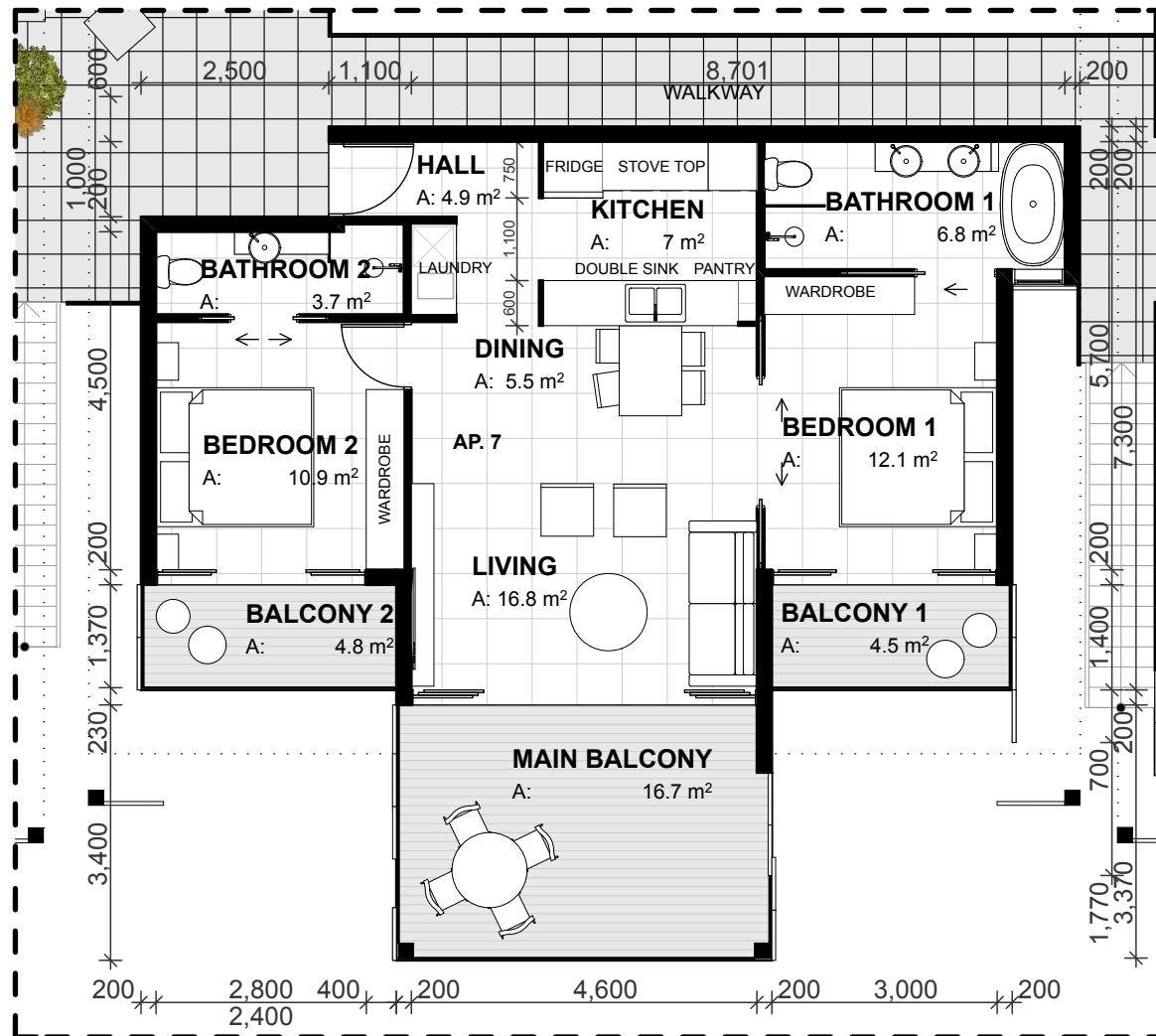


SOUTH ELEVATION

1:200

2 ST CRISPINS AVE
CONCEPT DESIGN

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AREA TOTAL: 67.7 m²

WITH BALCONIES: 93.7 m²

TYPICAL APARTMENT LAYOUT

1:100

2 ST CRISPINS AVE
CONCEPT DESIGN

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VIEW ST CRISPINS AVE

**2 ST CRISPINS AVE
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ALFRESCO AREA

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POOL VIEW

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SIDE VIEW

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V I E W P. DOUGLAS RD CORNER

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STREET VIEW

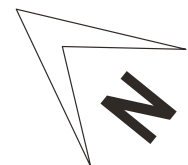
2 ST CRISPINS AVE
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LEGEND

- 1 DENSE UNDERSTOREY SCREEN SHRUBS TO COMPLEMENT EXISTING VEGETATION ON OTHER SIDE OF BOUNDARY
- 2 CANOPY TREES
- 3 FEATURE TREE
I.E. PANDANUS / BISMARCKIA
- 4 TROPICAL PLANTS IN FEATURE PEBBLE BANDS
- 5 SCREEN TREES TO POOL
- 6 SHADE TOLERANT PLANTING
- 7 SCREEN SHRUBS TO BIN AREA
- 8 LOW FEATURE PLANTING TO FRONTAGE
- 9 TALL PALMS
- 10 DENSE UNDERSTOREY SCREEN TREES
- 11 EXISTING DENSE VEGETATION



2 ST CRISPINS AVENUE, PORT DOUGLAS

1659-L-SD01 - Landscape Concept Plan | Rev 1

Scale 1:200 @ A3



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ASdesign

LANDSCAPE ARCHITECTURE AND URBAN DESIGN

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