

HARDY
TOWN PLANNING AND CONSULTING
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14 April 2025

Charlton Best
Senior Planning Officer
Far North Queensland Regional Office
Planning Services Group
PO Box 2358
CAIRNS QLD 4870

Our Reference – C1302

Dear Charlton

RE: AMENDED RESPONSE TO ACTION NOTICE FOR TOWN PLANNING APPLICATION FOR:-

- A) MATERIAL CHANGE OF USE – IMPACT ASSESSMENT FOR UNDEFINED USE (WORKERS' ACCOMMODATION), TOURIST PARK AND CARETAKER'S ACCOMMODATION AND ASSOCIATED AND ANCILLARY FACILITIES IN TWO (2) STAGES; AND**
- B) OPERATIONAL WORK – IMPACT ASSESSMENT FOR ADVERTISING DEVICE (FREESTANDING SIGN)**

ON LAND DESCRIBED AS PART OF LOT 2 ON RP745166 AND LOCATED AT LOT 2 CAPTAIN COOK HIGHWAY, PORT DOUGLAS
SARA REF: 2503-45404 SRA

We act on behalf of Krystal Marie DeMenna, the Applicant in relation to the above matter and the Action Notice dated 8 April 2025.

Reference is also made to our further discussions and email exchanges on 8 April 2025 to confirm the scope of the referral matter identified in the Action Notice.

In this regard, the Action Notice is limited to the following:-

- a) referral is required under Schedule 10, Part 17, Division 3, Table 6, Item 1 (10.17.3.6.1) of the Planning Regulation 2017 as the development likely involves operational work for fill or excavation greater than 1,000m³;
- b) the excavation and filling undertaken within the unnamed road reserve connecting the development area with the Captain Cook Highway and in particular, the areas identified by the SARA Mapping including the Erosion Prone Area as shown by attached **Figure 1**; and
- c) a determination on the amount of excavating and fill associated with road works and provision of a sewer main within the relevant section of the unnamed road reserve.

In response to the Action Notice, further advice has been provided by the Project Engineer, Alan McPherson of OSE Group.

Director
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Senior Town Planner
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Hardy Town Planning and Consulting Pty Ltd
ABN: 78 666 346 201

With reference to **Figure 1**, the following advice is provided by the Project Engineer:-

“Erosion Prone area:

During the pre-lodgement process the issue of placing fill within the erosion prone zone was highlighted. Referral would be required if excavating or filling, within the zone, exceeded 1000 cubm. Filling is required, in a section of this zone, for the purpose of constructing the access road within the unnamed road reserve. We have carried out preliminary calculations, based on existing levels, and conservatively estimate the volume of fill required to be 500-700 cubm. If the sewer main and the water main for the project are required to be constructed in the unnamed road reserve, the maximum volume of earthworks required to excavate and backfill the sewer main and the water main within the nominated road reserve would be 150 - 200 cubm.

On this basis the filling and excavating within the Erosion Prone Area would not exceed 1,000 cubm.”

We further advise that the **attached** Appendix G – Proposal Plans have been amended to be consistent with the advice provided in this letter and Figure 1.

We trust this response is suitable and consider that the application is properly referred and a Confirmation Notice can be issued for the application.

We await the Department's further response.

Yours faithfully

HARDY TOWN PLANNING AND CONSULTING



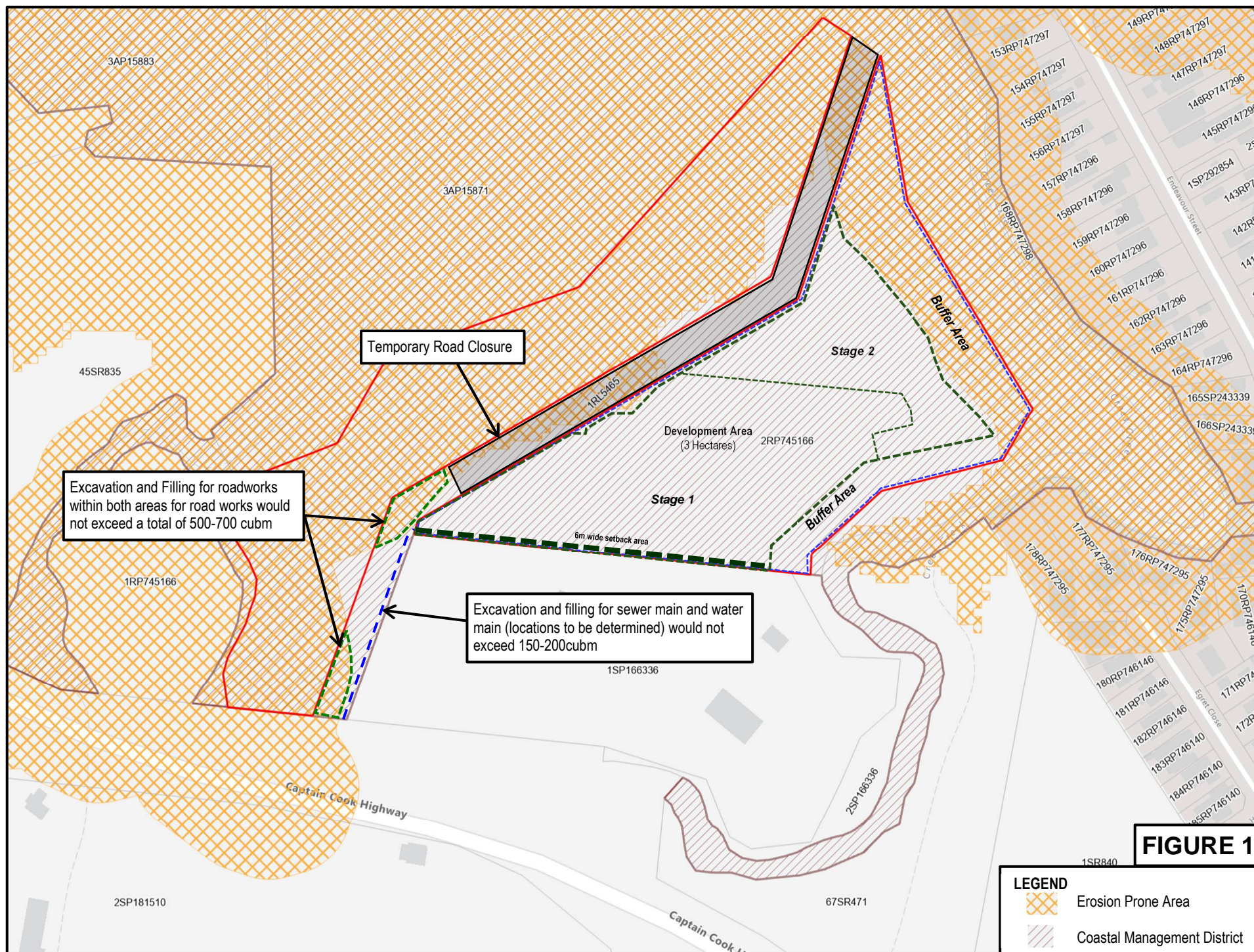
Nick Hardy
Director

cc: Douglas Shire Council
Attn: Jenny Elphinstone
Attn: Neil Beck

cc: OSE Group
Attn: Alan McPherson

cc: Krystal Marie DeMenna

cc: State Assessment and Referral Agency
Attn: Anthony Westbury



WORKERS ACCOMODATION COMPLEX FOR SUPERIOUR STAYS
LOT 2 RP745166
CAPTAIN COOK HIGHWAY
PORT DOUGLAS



<u>DRAWING INDEX</u>	
DWG No.	TITLE
C00	COVER SHEET, LOCALITY PLAN AND DRAWING INDEX
C01	SITE ACCESS PLAN, SERVICES CONNECTIONS
C02	WORKERS ACCOMMODATION LAYOUT INTERNAL SITE LAYOUT
C03	WORKERS ACCOMMODATION LAYOUT VEHICLE TURN MOVEMENTS

AMENDED 14/04/2025

<div>B 21.02.25 DRAWING INDEX UPDATED</div> <div>A 04.12.23 FOR APPROVAL</div>			<div>DESIGNER</div> <div><div>OSE GROUP</div><div>Address: 35 ABERCOTT ST, CAIRNS 4870</div><div>Email: admin@osegroup.com.au</div></div>			<div>CLIENT</div> <div>SUPERIOR STAYS</div>			<div>PROJECT</div> <div>WORKERS ACCOMODATION COMPLEX - LOT 2 RP745166</div> <div>CAPTAIN COOK HIGHWAY, PORT DOUGLAS</div>			<div>TITLE</div> <div>COVER SHEET, LOCALITY PLAN AND DRAWING INDEX</div>		
<div>REV DATE REVISION NOTES</div>			<div>DRAWN</div> <div>DJM</div>			<div>DRAWING CHECK</div> <div>AMcP</div>			<div>APPROVED</div>			<div>SCALE (Scale as shown)</div> <div>DRAWING No</div> <div>23070-C00</div> <div>REV B</div>		
			<div>DESIGNED</div> <div>DJM</div>			<div>DESIGN REVIEW</div> <div>AMcP</div>			<div>DATE</div>					



FINAL LOCATION OF SEWER PUMP STATION TO
BE DETERMINED DURING DETAILED DESIGN

PROVIDE Ø100 WATER MAIN CONNECTION

PROPOSED SEWER RISING MAIN

PROPOSED SITE ACCESS
CHANNELISED RIGHT IN AND CHANNELISED
LEFT IN TYPE INTERSECTION ARRANGEMENT

SP181510

LEGEND

	PROPERTY BOUNDARIES
	EXISTING COMMS/TELSTRA CONDUITS
	EXISTING COUNCIL WATER MAINS
	EXISTING OVERHEAD POWER AND POWER POLE
	PROPOSED SEWER RISING MAIN
	PROPOSED Ø100 DIA. WATER CONNECTION

AMENDED 14/04/2025

B 21.02.25 DRAFTING AMENDMENTS
A 04.12.23 FOR APPROVAL

REV DATE REVISION NOTES

21/02/2025 2:12:16 PM File: C:\Users\DanielMansfield\OSE Group\Operations - Docs\Projects\2023\23070 Workers Accommodation Complex Port Douglas\Drawings\23070_DESIGN.dwg

SCALE 1:500	Orig. Sheet A3
DO NOT SCALE DRAWINGS	
Scales Before Reduction	

DESIGNER

OSE
GROUP

Address: 35 ABBOTT ST, CAIRNS 4870
Email: admin@osegroup.com.au

CLIENT

SUPERIOR STAYS

PROJECT

WORKERS ACCOMODATION COMPLEX - LOT 2 RP745166
CAPTAIN COOK HIGHWAY, PORT DOUGLAS

DRAWN
DJM
DESIGNED
DJM

DRAWING CHECK
AMcP
DESIGN REVIEW
AMcP

APPROVED
DATE

TITLE

SITE ACCESS PLAN, SERVICES CONNECTIONS







SCALE
(Scale as shown)

DRAWING No

23070-C01

REV
B


LEGEND

	SITE BUILDINGS/STRUCTURES
	GRASSED / LANDSCAPED AREAS
	AREA - STAGE 1: 2388m ²
	AREA - STAGE 2: 1616m ²
	1&2 BEDROOM TRANSPORTABLE CABIN SITES
	52 OF
	9.0m W x 16.5m L
	CAMP SITES
	21 OF
	9.0m W x 14.5m L
	DRIVE THROUGH SITES
	11 OF
	6.0m W x 24m L (SKEW)
	FUTURE STAGE 2 WORKS
	42 OF
	1&2 BEDROOM TRANSPORTABLE CABIN SITES
	AND ASSOCIATED ROADWAYS



AMENDED 14/04/2025

REV	DATE	REVISION NOTES
D	21.02.25	PLAN SCALE EXTENTS ADJUSTED TO 1:1000
C	19.12.23	AMENITIES/LAUNDRY BUILDING ADDED
B	07.12.23	MINOR AMENDMENTS FOR APPROVAL
A	04.12.23	

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DESIGNER



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CLIENT

SUPERIOR STAYS

PROJECT

WORKERS ACCOMODATION COMPLEX - LOT 2 RP745166
CAPTAIN COOK HIGHWAY, PORT DOUGLAS

DRAWN

DJM

DESIGNED

DJM

DRAWING CHECK

AMcP

DESIGN REVIEW

AMcP

APPROVED

DATE

TITLE

WORKERS ACCOMODATION COMPLEX
INTERNAL SITE LAYOUT

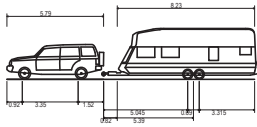
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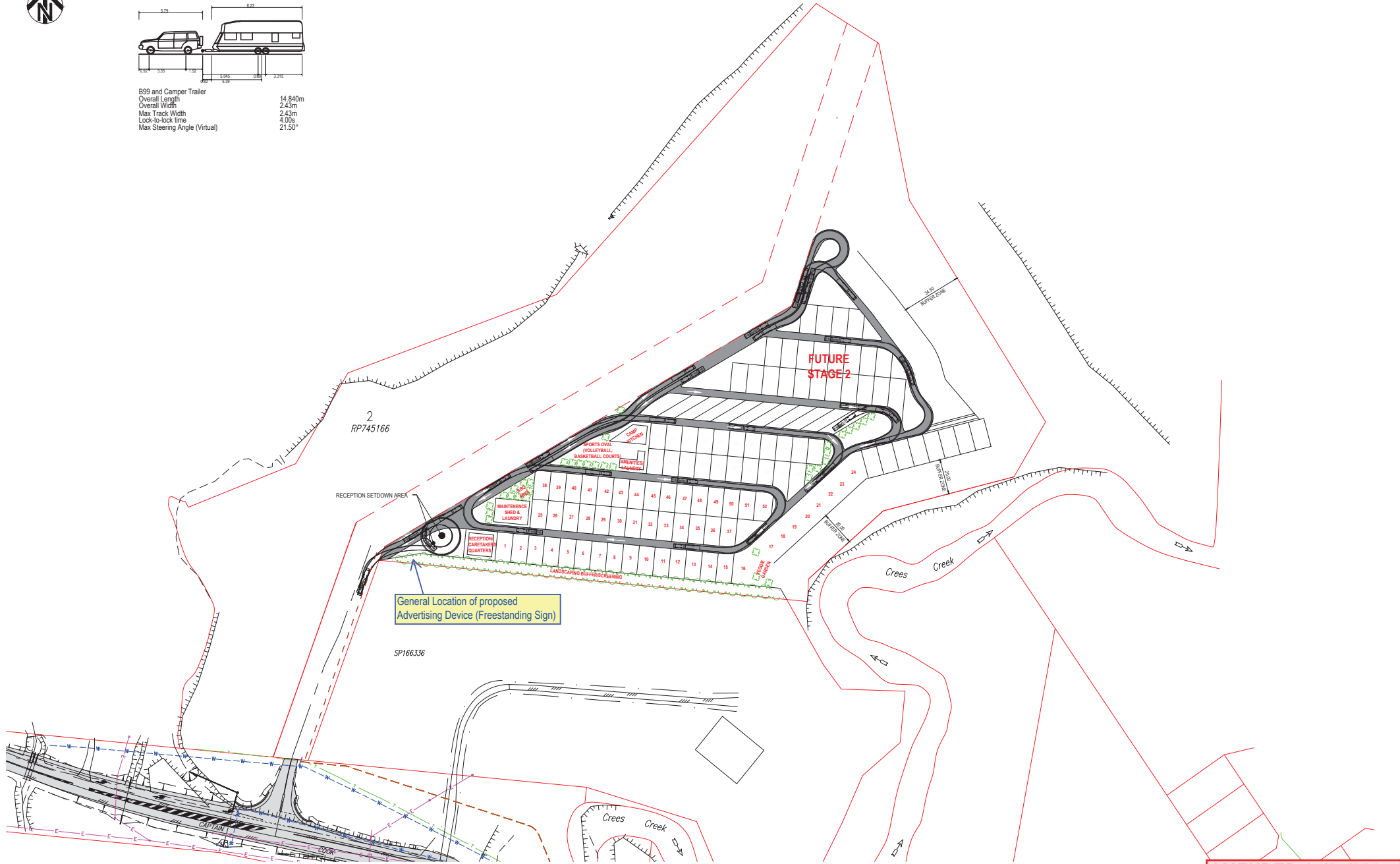
23070-C02

REV

D



899 and Camper Trailer
Overall Length 14.840m
Overall Width 2.43m
Max Track Width 2.43m
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 21.50°



AMENDED 14/04/2025

C 21.02.25 PLAN SCALE EXTENTS ADJUSTED TO 1:1000
B 07.12.23 MINOR AMENDMENTS
A 04.12.23 FOR APPROVAL

REV DATE REVISION NOTES

SCALE 1:1000
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DO NOT SCALE DRAWINGS
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DESIGNER

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CLIENT

SUPERIOR STAYS

PROJECT

WORKERS ACCOMODATION COMPLEX - LOT 2 RP745166
CAPTAIN COOK HIGHWAY, PORT DOUGLAS

DRAWN

DJM

DESIGNED

DJM

DRAWING CHECK

AMcP

DESIGN REVIEW

AMcP

APPROVED

DATE

TITLE
WORKERS ACCOMODATION COMPLEX
VEHICLE TURN MOVEMENTS

SCALE
(Scale as shown)

DRAWING No
23070-C03

REV
C