

8 April 2019

Enquiries: Jenny Elphinstone  
Our Ref: ROL 3061/2018 (Doc ID 897289)  
Your Ref: 6038/01 L-EC2114

Administration Office  
64 - 66 Front St Mossman  
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KS3 Pty Ltd  
C/ Flanagan Consulting Group  
PO Box 5820  
CAIRNS QLD 4870

Attention Ms Erin Campbell

Dear Madam

**DEVELOPMENT APPLICATION ROL 3061/2019  
20-30 LANGLEY ROAD PORT DOUGLAS  
DEVELOPMENT ON LOT 5 RP804926  
INFORMATION REQUEST  
(GIVEN UNDER SECTION 12 OF THE DEVELOPMENT ASSESSMENT RULES)**

Council refers to your development application for which a confirmation notice was issued on the 8 April 2019.


The following comments are provide on a basis of considerations of your application and are offered to provide a background to the further information request.

- i. Application has been made only for reconfiguring the land. The application needs to meet and reflect the purpose of the land Zoning.
- ii. The lot layout design needs to achieve a useable and safe environment , in particular in regards to the design and functionality of the new cul-de-sac road.

**Other**

Please quote Council's application number ROL 3061/2019 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9482.

Yours faithfully

  
**Paul Hoyer**  
**Manager Environment and Planning**  
Encl.  
Information Request & Information Response Form

## DOUGLAS SHIRE COUNCIL

### INFORMATION REQUEST

Council refers to the development application properly made with Council on the 26 March 2019 for which the Confirmation Notice was issued on 8 April 2019.

#### ***Applicant's details***

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Name: KS3 Pty Ltd  
Postal address: C/ Flanagan Consulting Group  
PO Box 5820  
Cairns Qld 4870

#### ***Location details***

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Street address: 20-30 Langley Road, Port Douglas  
Real property description: Lot 5 on RP804926  
Local Government Area: Douglas Shire Council

#### ***Application details***

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Application number: ROL 3061/2019  
Approval sought: Development Permit.  
Nature of development proposed: Residential subdivision.  
Description of the development proposed: Reconfigure one lot into thirteen residential lots and new road.

#### ***Information request***

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Douglas Shire Council has determined that the following additional information is needed to assess the application.

#### **Tourist Accommodation Zone Code and Reconfiguration of a Lot Code**

1. The applicant makes reference to an intended future outcome of a single dwelling House on each lot. Please provide further details as to the achievement of the Code Purpose and Benchmarks for reconfiguration having regard to the possible development of the land for tourist accommodation development including short term accommodation and other code assessable development.

## Lot Layout

With reference to the lot layout shown on Flanagan Consulting Proposal Plan 6038-SK01, the location of proposed driveways to lots 4, 6 and 7 is shown as is the proposed designated on-street parking area. Council Officers have also given consideration to the required driveways for lots 2, 3, 5 and 8 that are permitted to be 5m wide. The locations for these driveways are set by the limited lot frontage and the proposed parking area.

As a consequence the proposed lot layout configuration and cul-de-sac size is likely to result in a kerb line that is essentially all driveway or kerb transitions. The new road geometry and resulting driveway locations also results in verge areas that have limited utility for services, street trees etc. Council has assessed that no on street car parking opportunities will be available aside from the 3 designated parks. On street parking provision is therefore below the minimum for the number of lots proposed and there is no practical overflow opportunity that would exist in normal residential streets.

As a result, Council Officers have concerns with the streetscape amenity, utility and potential for conflict between pedestrians and vehicles for the proposed development layout. These concerns are based on a residential use and these issues are further compounded for higher uses that may be permitted on the newly created lots. The proposed lot layout would appear to assume the resulting demand is a single dwelling on each lot. However, the land zoning of Tourist Accommodation may result in a higher demand. The design needs to be fit for purpose.

2. Please provide further details to the design that details the location of all lot vehicle crossovers (utilising a 5m wide crossover) together with street lighting having regard to FNQROC development manual standards.

## Road Pavement

3. The road pavement may need a geotechnical assessment due to subsurface conditions, in particular along the norther side of Langley Road adjacent to the site. Please advice of the applicant's awareness of this issue and provide any comments necessary.

## Stormtide inundation Study

The proposed development is affected by the storm tide inundation. Council holds advice, being the Cairns Region Storm Tide Inundation Study January 2013. Reissued on 12 December 2017 prepared by BMT WBM, that the projected 2100 1 % AEP Storm Tide including wave effects for a 0.8m sea level rise to be 3.87m AHD. For land outside the wave effect the projected 2100 1% AEP storm tide is 2.70m AHD. The Study also recommends a 1.0m freeboard. (These figures are for the Port Douglas area). The site is currently below these levels as indicated on the submitted survey plan.

3. Please provide an indicative plan of fill indicating the expected rise of fill areas and sections across the site to provide advice on the impact of the fill level in respect to neighbouring properties, the surrounding streets and nearby properties.

Please note Council is anticipating undertaking a further study of storm tide inundation to achieve more refined projections in respect to the Shire's coastline attributes and at this stage only an indicative plan is required.

### ***Responding to the information request***

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The due date for providing the requested information is the 8 July 2019.

Please advise Douglas Shire Council of your response to this information request in accordance with section 13 of the Development Assessment Rules. To assist in your response please find enclosed a standard response template that you can use with your response should you wish to.

As Douglas Shire Council's assessment of your application will be based on the information provided, it is recommended that you provide all of the information requested. In accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and the Douglas Shire Council will continue with the assessment of your application without the information requested.

### ***Other***

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Please quote Council's application reference : ROL 3061/2019 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9482.

## INFORMATION RESPONSE

*Please attach this document to the front of any information response to Council.*

**Council reference:** ROL 3061/2019

**Property Address:** 20-30 Langley Road, Port Douglas, land described as Lot 5 on RP804926.

I/We:

- ☐ Have provided all of the required information outlined in the Information Request (section 13.2(a) of the *Development Assessment Rules*).
- ☐ Have provided part of the required information outlined in the Information Request and will provide some or all of the remaining required information by the last day to respond to the Information Request (section 13.2(a) of the *Development Assessment Rules*).
- ☐ Have provided part of the required information in the Information Request and do not intend to supply any of the remaining required information outlined in the Information Request (section 13.2(b) of the *Development Assessment Rules*).
- ☐ Do not intend to supply any of the information outlined in the Information Request (section 13.2(c) of the *Development Assessment Rules*).

Regards

Applicant's Name: \_\_\_\_\_

Signature: \_\_\_\_\_

