



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-1116-035437
Your reference: ET15/027

12 December 2016

The Reef Marina Pty Ltd
C/- Elizabeth Taylor, Town Planner
23 Valley Street
Freshwater QLD 4870

Dear Sir / Madam

Information request—concurrence agency

Lot on plan	Street address
Lot 146 on SR861	Wharf Street Port Douglas
Lot 126 on SR868	3-7 Ashford Avenue Port Douglas
Lot 103 on SR500	38-42 Wharf Street Port Douglas

(Given under section 276 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* (the act) on 1 December 2016.

The department has carried out an initial review of the application and has determined that in accordance with section 276 of the act, the following additional information is requested to complete the assessment of the application:

Item	Information requested
Tidal works, or work within a coastal management district	
Please provide a more thorough response to SDAP Module 10, clearly outlining how the proposed development complies with the performance outcomes with references to specific sections within other appendices of the application documents where applicable. In particular, please address the following sections of SDAP Module 10:	
1.	<p><i>PO1 – Development in a coastal hazard area is compatible with the level of severity of the coastal hazard.</i></p> <p>Provide a detailed response to AO1.2 addressing how the proposed development within the high coastal hazard area minimises the exposure of people and permanent structures to coastal hazard impacts and mitigates residual impacts where it is not practicable to locate the development outside a high coastal hazard area.</p>
2.	<p><i>PO2 – Development siting, layout and access in a coastal hazard area responds to potential inundation due to a defined storm tide event and minimises associated risks to personal safety and property.</i></p> <p>Provide a detailed response to AO2.1, AO2.2 and AO2.3 addressing:</p> <ul style="list-style-type: none"> • how the proposed development within a coastal hazard area is located, designed, constructed and operated to maintain or enhance the community's resilience to a defined storm tide event by limiting the exposure of people and structures to associated impacts • how the proposed development mitigates any residual impacts from storm tide inundation in a coastal hazard area, and how it will ensure exposed structures can sustain flooding from a defined storm tide event.
3.	<p><i>PO3 – Development directly,</i></p> <p>Provide a detailed response to AO3.1 addressing how the proposed development avoids increasing the number of premises from which people would need to be evacuated to prevent death or injury from a defined storm tide event.</p>

In accordance with section 276(6) of the act, the following advice is provided:

Item	Advice provided
Tidal works, or work within a coastal management district	
1.	The assessment against Module 10 – Coastal protection of the SDAP, provided in <i>Town Planning Report – combined application for material change of use and reconfiguration of a lot – staged development, development permits on land described as Lot 146 SR861, part of Lot 126 SR686 and Inlet Street Road Reserve located at Wharf Street, Port Douglas</i> , dated September 2016, is quite limited and relies heavily on Council's specifications and Planning Scheme as justification for the proposed material change of use and reconfiguring a lot complying with the performance outcomes. Please provide a more thorough response to SDAP Module 10 as outlined

in the information requested section above.

An inspection of the proposed works area is an integral part of the assessment of your application. The department, or a representative of Department of Environment and Heritage Protection, may contact you to arrange an inspection of the works area. The site should be pegged or clearly marked prior to the inspection to assist our understanding of the proposed works.

Under section 278 of the act, when responding to this request you must advise whether you are supplying all of the information requested, part of the information requested, or none of the information requested. If you are supplying part or none of the information requested, you are also required to provide written notice asking the department to proceed with the assessment of the application.

The due date for receipt of this information is 6 months after the day you receive this request. If necessary you may request an extension to this period. Unless a response to this request for further information has been received from you within this period or any extension during this period, your application will lapse.

A pro forma is attached to this notice to assist you in providing an information request response which complies with the requirements of the act.

Please be advised that the application will be assessed on the basis of the information provided. It is therefore recommended that you respond to all of the information requested by the department. Further details regarding the information request response period and the lapsing of development applications are set out in sections 279 and 280 of the act.

Your response to the information request must be submitted to the department through MyDAS or alternatively emailed to cairnssara@dilgp.qld.gov.au cc michele.creecy@dilgp.qld.gov.au . As the department is a concurrence agency, you must also give a copy of the information request response to the assessment manager under section 278(2) of the act.

If you require any further information, please contact Michele Creecy, Senior Planning Officer, on 4037 3206, or via email michele.creecy@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc: Douglas Shire Council, enquiries@douglas.qld.gov.au

Our reference:

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Attn: Michele Creecy

Response to information request—concurrence agency

(Given under section 278 of the *Sustainable Planning Act 2009*)

Lot on plan	Street address
Lot 146 on SR861	Wharf Street Port Douglas
Lot 126 on SR868	7 Ashford Avenue Port Douglas
Lot 103 on SR500	38-42 Wharf Street Port Douglas

Assessment manager reference: CA1685/2016

Local government area: Douglas Shire Council

As the applicant of the above development application, I am responding to your information request by:

- Enclosing all of the information requested.
- Enclosing part of the information requested and asking that the requesting authority proceed with the assessment of the application.
- Advising that I do not intend to supply any of the information requested and asking that the requesting authority proceed with the assessment of the application.

Name of applicant: The Reef Marina Pty Ltd

Signature of applicant:

Date:
