

8 April 2025

Chief Executive Officer
Douglas Shire Council
64-66 Front Street
MOSSMAN QLD 4873

Submitted via: enquiries@douglas.qld.gov.au

**APPLICATION FOR AN EARLY CONCURRENCE AGENCY RESPONSE UNDER THE QDC MP 1.2
– DWELLING HOUSE AT 19 SAND STREET, PORT DOUGLAS**

Aspire Town Planning and Project Services has been engaged by Ocean View Port Douglas Pty Ltd A.C.N. 662 092 015, as the owner of 19 Sand Street, Port Douglas, to prepare the following Application for an Early Concurrence Agency Response under QDC MP 1.2 for a Dwelling House on the site.

We make reference to our Prelodgement Enquiry dated 28 February 2025 and Council's response received via email on the 7 March 2025. We thank Council Officers for the time to review and valuable comments on the proposed Dwelling House.

As the proposed Dwelling House does not comply with the site cover and siting provisions within the *Queensland Development Code MPI.2 Design and Siting Standard for Lots 450m² and Over*, the proposed Dwelling House therefore requires a Concurrence Agency Response from Douglas Shire Council.

In support of this application, please find enclosed:

- DA Form 2 (Attachment 1);
- Site, Floor and Elevation Plans (Attachment 2);
- Site Cover Analysis (Attachment 3); and
- 3D Images (Attachment 4).

It is calculated that the relevant application fee is \$358.00 as detailed under the Fees and Charges Schedule 2024/25. We respectfully requested that Council issue an invoice so the relevant fee can be paid directly by the Applicant.

Background and Proposal Description

The proposed development comprises a bespoke architectural design featuring two distinct pavilions, each serving a complementary function within the overall layout of the residence.

The first pavilion is a single-storey structure that accommodates the core living and communal spaces, including open-plan living areas, kitchen, dining, and outdoor entertainment zones. The second pavilion is a two-storey structure, designed specifically to house the bedroom and private retreat areas. These two pavilions are thoughtfully connected via a louvered-roofed breezeway, offering all-weather protection and promoting seamless movement between the buildings.

The development also includes a covered outdoor living space, a swimming pool with surrounding decking, and landscaped areas that enhance the usability and enjoyment of the site, particularly in support of outdoor recreation and lifestyle needs.

This design is intentionally unique and atypical when compared to a conventional Dwelling House. It has been carefully crafted to respond to the specific needs of the owners, with a strong emphasis on functional adaptability, and in particular, to support a multi-generational living arrangement.

A key design driver has been the requirement to accommodate a family member with restricted mobility, due to a serious injury. While this family member is not wheelchair-bound, accessibility and ease of movement have remained a critical consideration. As such, the dwelling incorporates:

- Wide internal circulation areas;
- Shallow steps between the ground level courtyard and internal spaces; and
- Sheltered outdoor zones to provide safety and comfort across weather conditions.

The layout supports independent yet connected living, allowing family members to maintain privacy and autonomy while still fostering a shared household environment. The lower level provides independent living capability, while the upper level includes additional rooms to facilitate the multi-generational aspect of the household.

We acknowledge Council's Prelodgement advice which raised concerns regarding the inclusion of steps in light of the accessibility rationale. It is noted that while steps are present, they are limited in number and have been designed to be navigable for the intended resident. Importantly, the condition of "restricted mobility" does not equate to wheelchair dependence, and the design reflects the specific mobility needs of the individual concerned.

Finally, we acknowledge the comments raised by Council Officers regarding the perceived potential for the premises to be used as a Bed and Breakfast or Short-term Accommodation. However, we strongly reaffirm that the current proposal is for a Dwelling House only, with the intended use being solely for private residential purposes by the owners and their extended family. Should the owners seek to utilise the premises for any alternative purpose in the future, this would be subject to the appropriate development application and assessment process by Council.

Boundary Setbacks

The subject site is located within the Medium Density Residential Zone, and as such, the proposed Dwelling House is subject to the building setback provisions of the QDC MPI.2. These provisions are designed to ensure adequate separation between buildings, preserve streetscape character, and support access to natural light, ventilation, and privacy for residents and neighbours.

Prescribed Setbacks under QDC MPI.2

The applicable setback requirements for the proposed Dwelling House under QDC MPI.2 are as follows:

- 6m to the road boundary (front setback);
- 2m to the northern side boundary (due to building height exceeding 4.5m);
- 1.5m to the southern side boundary; and
- 1.5m to the rear boundary.

Proposed Setbacks

The proposed design incorporates the following setbacks:

- 3.0m from the garage wall to the front boundary (increased from 1.4m in the original Pre-lodgement Proposal Plans);
- 1.15m to both the northern and southern side boundaries; and
- Greater than 1.5m to the rear boundary.

QDC MP 1.4 Compliance Discussion – PI / AI Front Boundary Setback

While the garage encroaches into the prescribed 6m front setback, being proposed at 3m, the design has been carefully considered to ensure it integrates with the streetscape and minimises visual impact. The side-on orientation of the garage facilitates a more open street interface, enabling the inclusion of landscaping and screening within the frontage, which contributes to a visually appealing and softened presentation to the street.

To further reduce the perception of bulk and reinforce compatibility with neighbouring development, the garage façade incorporates timber screening, and landscaping between the building and the verge. These elements provide a visual buffer, soften the built form, and obscure direct views of the structure from the street. The landscaped area within the front setback has been enlarged along the front and also northern side boundary as part of the revised design.

Additionally, the updated site plan demonstrates how the proposed dwelling relates to surrounding development. The main bedroom pavilion is aligned generally with the building line of the existing building at 17 Sand Street, while the garage steps forward to provide a logical transition to the approved development at 21 Sand Street, which includes two single carports, a gatehouse on the front boundary, and swimming pools within the front setback area.

Accordingly, the proposed front setback is considered to be consistent with the prevailing development pattern and supports a coherent streetscape outcome in terms of built form, scale, and articulation.

QDC MP 1.4 Compliance Discussion – P2 / A2 Northern and Southern Side Boundary Setbacks

The proposal seeks a minor relaxation of the side boundary setbacks, with both the northern and southern setbacks proposed at 1.15m, rather than the prescribed 2.0m (north) and 1.5m (south). This variation is considered reasonable and well-justified based on the following considerations:

- The adjoining building to the north is set back approximately 3m from the common boundary. Combined with the proposed 1.15m setback, a total building separation of 4 metres is achieved, which is consistent with the objective under Performance Criteria P2 and Acceptable Solution A2 of QDC MPI.2 regarding privacy, light access, and amenity.
- The proposed openings along both side elevations will be fitted with custom timber and glass doors incorporating operable louvres to manage privacy and airflow. Additional internal screening may also be provided.
- The northern adjoining property contains established landscaping along the boundary, which acts as an effective visual buffer. Additional landscaping is proposed on the subject site to further strengthen this buffer and enhance privacy.
- In response to Council Officers' comments, supplementary landscaping has been included along the northern side boundary, between the road and the building façade.
- The southern side of the proposed garage is sited directly opposite the approved (but not yet constructed) garage and carport of the adjoining property, ensuring that the new structure will not adversely affect the adjoining residence's access to light, ventilation, or privacy.
- The adjoining development to the south features a range of setbacks to the common boundary and locates spaces including the kitchen, bathroom, laundry and storage along this interface. While Bedroom 1 of the adjoining development contains an opening toward the common boundary, its primary outlook is to the rear. The open-plan design of the adjoining dwelling ensures that the common boundary is not the sole source of natural light or ventilation.
- The separation distance between the two dwellings along the southern boundary ranges from 2.0 to 2.4m, contributing to visual and spatial relief between the built forms.
- The approved building to the south and the proposed pavilion adjacent to the common boundary are single-storey, thereby reducing any risk of overshadowing or overbearing built form.

The proposed setback variations are modest and have been carefully considered to ensure they do not result in any adverse impacts on adjoining properties or the broader neighbourhood character. The design achieves a high standard of residential amenity, reflects the emerging built form in the locality, and balances functional needs with aesthetic considerations.

Overall, the proposal represents a site-responsive and well-integrated design, and is considered to achieve compliance with the intent and performance outcomes of QDC MPI.2.

Site Cover

QDC MP 1.4 Compliance Discussion – P3 / A3 Site Cover

A comprehensive site cover analysis has been undertaken to assess the extent of impervious roofed surfaces proposed across the site. As the subject site is located within the Medium Density Residential Zone, and the proposal is for a Dwelling House, site cover is regulated by the Queensland Development Code (QDC) MPI.2, which specifies a maximum site cover of 50% for lots over 450m².

In the original Proposal Plans submitted as part of the Prelodgement Enquiry, the calculated site cover was 60.3%, exceeding the QDC standard. In response to Council's preliminary feedback, the Proposal Plans have since been revised, and a more detailed breakdown of the site cover has been undertaken to distinguish between covered internal spaces and covered outdoor areas.

Under the revised plans, the total proposed site cover is now 483.36m², which equates to 59.6% of the site. It is important to note, however, that this figure includes a substantial area of covered but unenclosed outdoor court space, as well as louvered linkage between the two main pavilions. When these outdoor and connective roofed areas are excluded, the site cover attributable to enclosed, habitable building footprint is 400.27m², or 49.4%, thereby complying with the QDC's 50% requirement for built form.

It is important to reiterate, that the louvered linkage over the central outdoor court area is designed to shelter a landscaped courtyard, which functions as an integral recreational and amenity space, rather than a built or habitable structure. Its inclusion in the site cover calculation is a conservative interpretation, as this space does not contribute to building bulk or residential floor area and contains landscaping underneath. The louvers would generally remain open and operate manually or on a sensor that automatically closes the louvers when rain is detected. If the central louvered-roofed breezeway is removed from the site cover analysis, the site cover reduces to 443.99m² or 54.75%.

This analysis demonstrates that the intent of the QDC's site cover provision, to manage open space recreation, service facilities and landscaping is maintained in the current proposal. The design remains consistent with the built form and character anticipated in the Medium Density Residential Zone and contributes to high-quality residential amenity through the integration of outdoor living and landscaping.

A copy of the site cover analysis is included under Attachment 3.

While the proposal does not strictly comply with Acceptable Solution 3 of the QDC MPI.2, it is submitted that the development satisfies the corresponding Performance Criteria 3. The proposal provides ample open space to accommodate on-site recreation areas, landscaped settings, and necessary service facilities, consistent with the intended residential amenity outcomes.

The Proposal Plans clearly illustrate the inclusion of a swimming pool, outdoor living areas, and landscaped spaces, which together enhance both private open space and visual amenity. In addition, the subject site benefits from its proximity to Four Mile Beach, located directly opposite the site, and is also a short walking distance to Reynolds Park. These nearby public open spaces offer significant off-site recreational opportunities, further supporting the liveability and functionality of the proposed dwelling.

An assessment of recent comparable approvals within the local area demonstrates that developments with site cover exceeding the 50% threshold have been deemed acceptable by Council in the past. For example:

- The approved and constructed Dual Occupancy at 23 Sand Street has a site cover of 53.4%; and
- The approved Dual Occupancy at 21 Sand Street, while not explicitly annotated in the decision package, is estimated to have a site cover in excess of 56.3% based on architectural plans.

These precedents reflect a broader pattern of development in the area where slightly higher site cover has been supported, provided that the design delivers high-quality outcomes and respects the existing character of the neighbourhood. In this context, the proposed development's site cover is considered to be consistent with the emerging built form and residential scale within the locality.

3D Image Representation

To support this application and demonstrate alignment with the QDC MPI.2, a suite of high-quality 3D visualisations has been prepared. These images illustrate the overall design intent, including building articulation, roof form, landscaping, and the integration of indoor and outdoor spaces. The visual material clearly conveys how the proposed dwelling responds to key siting provisions such as boundary setbacks, site cover, and building height, while maintaining a high standard of residential amenity. The perspectives also highlight how landscaping and screening treatments have been incorporated to soften the built form, enhance privacy, and contribute to a visually appealing streetscape. By offering a realistic depiction of the built outcome, the 3D imagery provides Council officers with a clear understanding of the proposal's scale, massing, and relationship to neighbouring properties, thereby supporting an assessment against the performance criteria of MPI.2.

Conclusion

We look forward to Council's response and appreciate the opportunity to obtain early clarification on these matters prior to lodgment. Please let us know if any further information is required.

Regards,



Daniel Favier
Senior Town Planner
ASPIRE Town Planning and Project Services

Attachment I:

DA Form 2

DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

For a development application involving **building work associated and any other type of assessable development** (i.e. material change of use, operational work or reconfiguring a lot), use *DA Form 1 – Development application details* and parts 4 to 6 of this form (DA Form 2).

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Ocean View Port Douglas Pty Ltd A.C.N. 662 092 015
Contact name (only applicable for companies)	c/- Daniel Favier T/A Aspire Town Planning and Project Services
Postal address (PO Box or street address)	PO Box 1040
Suburb	Mossman
State	QLD
Postcode	4873
Country	Australia
Contact number	0418826560
Email address (non-mandatory)	admin@aspireqld.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	2025-02-12 - Bender - 19 Sand Street, Port Douglas

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if applicable)	
Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or	
<input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).	

Unit No.	Street No.	Street Name and Type	Suburb
	19	Sand Street	Port Douglas
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	15	PTD20934	Douglas Shire

2.2) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
- ☒ Not required

3) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see the [DA Forms Guide](#)

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

- ☐ Yes – proceed to 8)
- ☒ No

5) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire Council

6) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

7) Information request under Part 3 of the DA Rules

- ☒ I agree to receive an information request if determined necessary for this development application
- ☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties.
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

8) Are there any associated development applications or current approvals?

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☒ No

List of approval/development application	Reference	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

9) Has the portable long service leave levy been paid?

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
- ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- ☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

10) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
- ☒ No

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- ☐ The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:	Place ID:

PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- ☒ Yes – the *Referral checklist for building work* is attached to this development application
- ☐ No – proceed to Part 5

13) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable)

PART 5 – BUILDING WORK DETAILS

14) Owner's details

- ☒ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	
Suburb	
State	

Postcode	
Country	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

15) Builder's details

☒ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or company full name)</i>	
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work

What type of approval is being sought?

- ☒ Development permit
☐ Preliminary approval

b) What is the level of assessment?

- ☒ Code assessment
☐ Impact assessment *(requires public notification)*

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|---|--|
| <input checked="" type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification <i>(involving building work)</i> | <input type="checkbox"/> Swimming pool and/or pool fence |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

Refer to the attached plans.

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other

f) Existing building use/classification? *(if applicable)*

NA

g) New building use/classification? <i>(if applicable)</i>
Class 1A
h) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?
\$tba

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input checked="" type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 9</i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) Applicant declaration
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> Note: It is unlawful to intentionally provide false or misleading information.
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>

PART 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier		
Classification(s) of approved building work		
Name	QBCC Certification Licence number	QBCC Insurance receipt number

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

Additional information required by the local government			
Confirm proposed construction materials:			
External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? (if applicable)			
New building use/classification?			
Site area (m ²)		Floor area (m ²)	

Attachment 2:

Site, Floor and Elevation Plans

***Prepared by Studio Ilk Architecture and Interiors Pty
Ltd***

PROPOSED RESIDENCE
for F BENDER

19 SAND STREET
PORT DOUGLAS QLD 4877

DRAWING INDEX

DATE	NO.	REV.	DRAWING TITLE	
31-03-2025	DA.01		EXISTING SITE PLAN	1:200
31-03-2025	DA.02		PROPOSED SITE PLAN	1:200
31-03-2025	DA.03		PROPOSED GROUND FLOOR PLAN	1:100
31-03-2025	DA.04		PROPOSED FIRST FLOOR PLAN	1:100
31-03-2025	DA.05		PROPOSED ELEVATIONS SHEET 1	1:100
31-03-2025	DA.06		PROPOSED ELEVATIONS SHEET 2	1:100
31-03-2025	DA.07		PROPOSED SECTIONS	1:100
31-03-2025	DA.08		PROPOSED ROOF PLAN	1:100

studio

ilk

architecture
& interiors

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PROPRIETOR

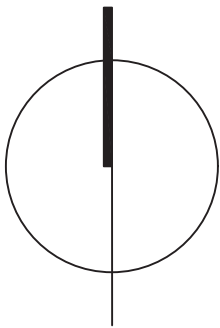
BENDER FAMILY

PROJECT

PROPOSED DWELLING
19 WHARF STREET
PORT DOUGLAS QLD 4877

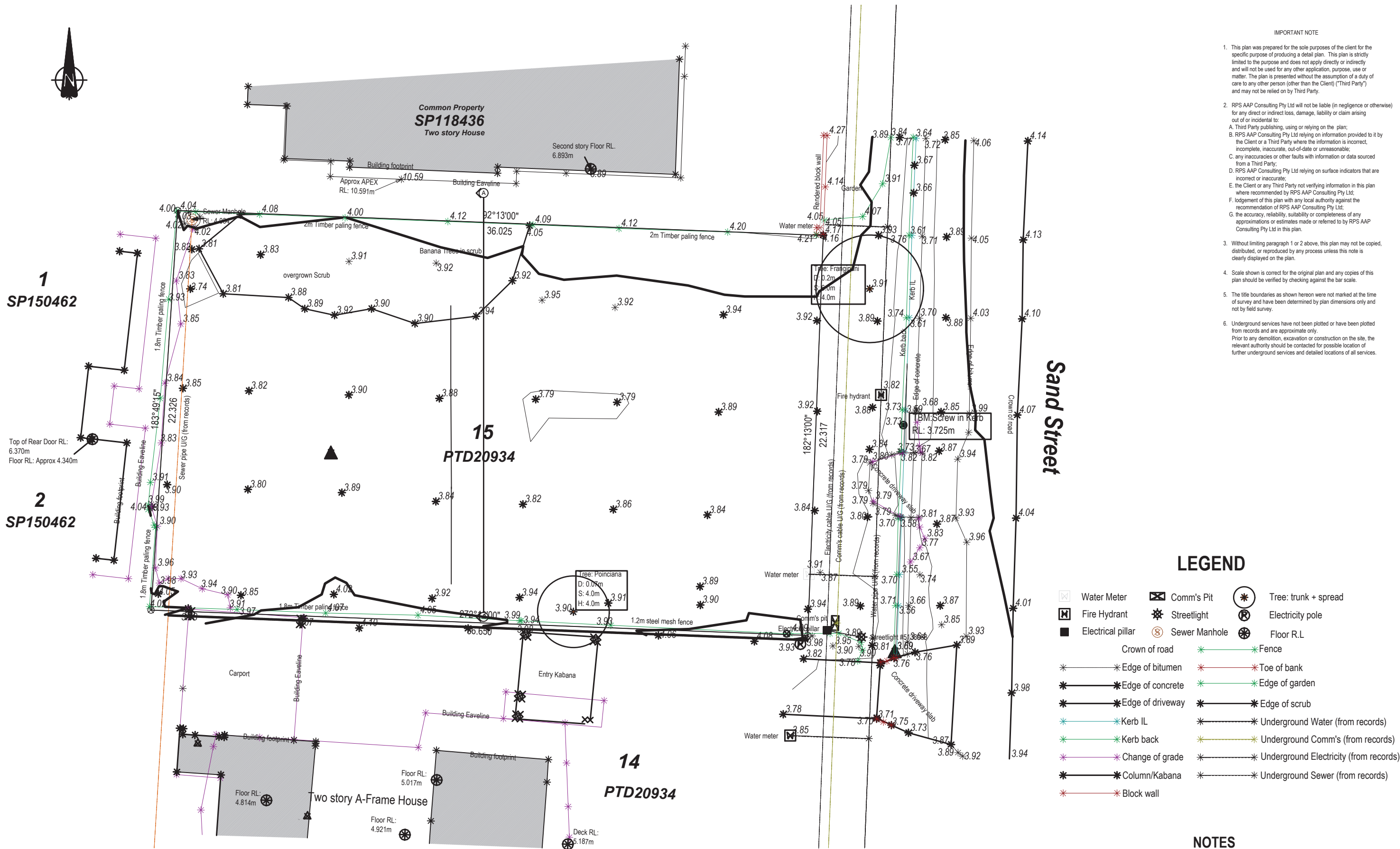
PROJECT No.

22-111



Studio ilk Architecture & Interiors

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REVISION

2025-03-31 DA

PROPRIETOR

BENDER FAMILY

PROJECT

PROPOSED DWELLING
19 SAND STREET
PORT DOUGLAS QLD 4877

PROJECT No. 22-111

DRAWING

EXISTING
SITE PLAN

DATE 31-03-2025

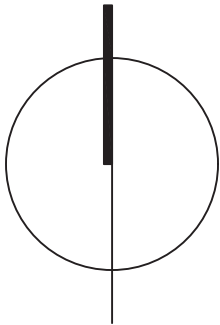
SCALE

1:200 @ A2

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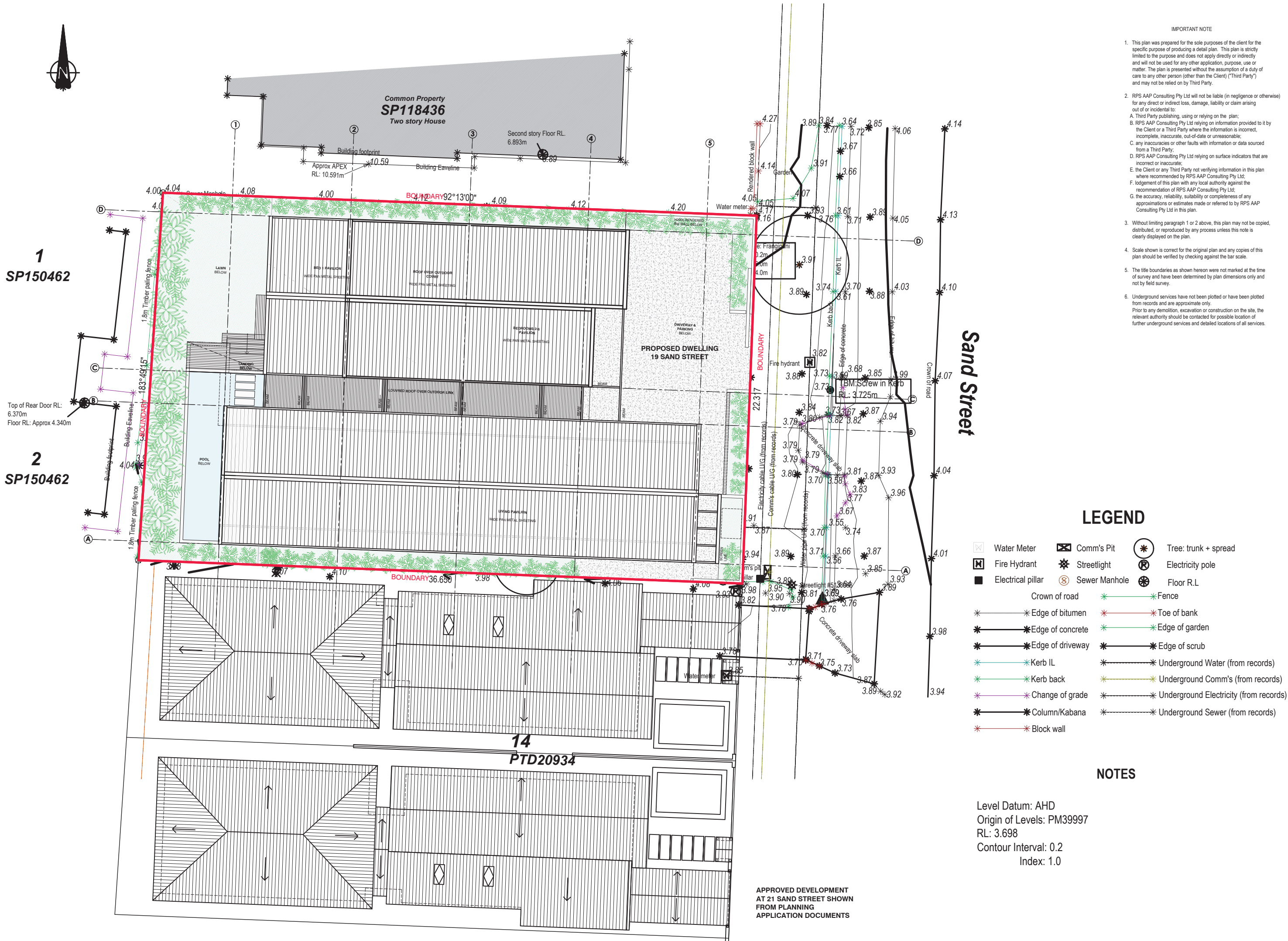
DRAWING No.

DA.01



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LEGEND

- Water Meter
- Fire Hydrant
- Electrical pillar
- Crown of road
- Edge of bitumen
- Edge of concrete
- Edge of driveway
- Kerb IL
- Kerb back
- Change of grade
- Column/Kabana
- Block wall
- Comm's Pit
- Streetlight
- Sewer Manhole
- Floor R.L.
- Fence
- Toe of bank
- Edge of garden
- Edge of scrub
- Underground Water (from records)
- Underground Comm's (from records)
- Underground Electricity (from records)
- Underground Sewer (from records)
- Tree: trunk + spread
- Electricity pole

NOTES

Level Datum: AHD
Origin of Levels: PM39997
RL: 3.698
Contour Interval: 0.2
Index: 1.0

NOTE

REFER GROUND FLOOR
PLAN FOR SITE SETBACK
DIMENSIONS

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2025-03-31 DA

PROPRIETOR

BENDER FAMILY

PROJECT

PROPOSED DWELLING
19 SAND STREET
PORT DOUGLAS QLD 4877

PROJECT No.

22-111

DRAWING

PROPOSED
SITE PLAN

DATE

31-03-2025

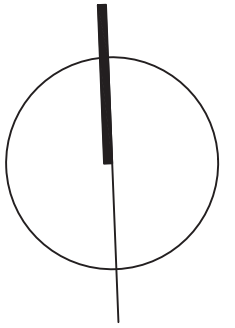
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METRES 1:200

DRAWING No.

DA.02



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PROPOSED
GROUND FLOOR PLAN

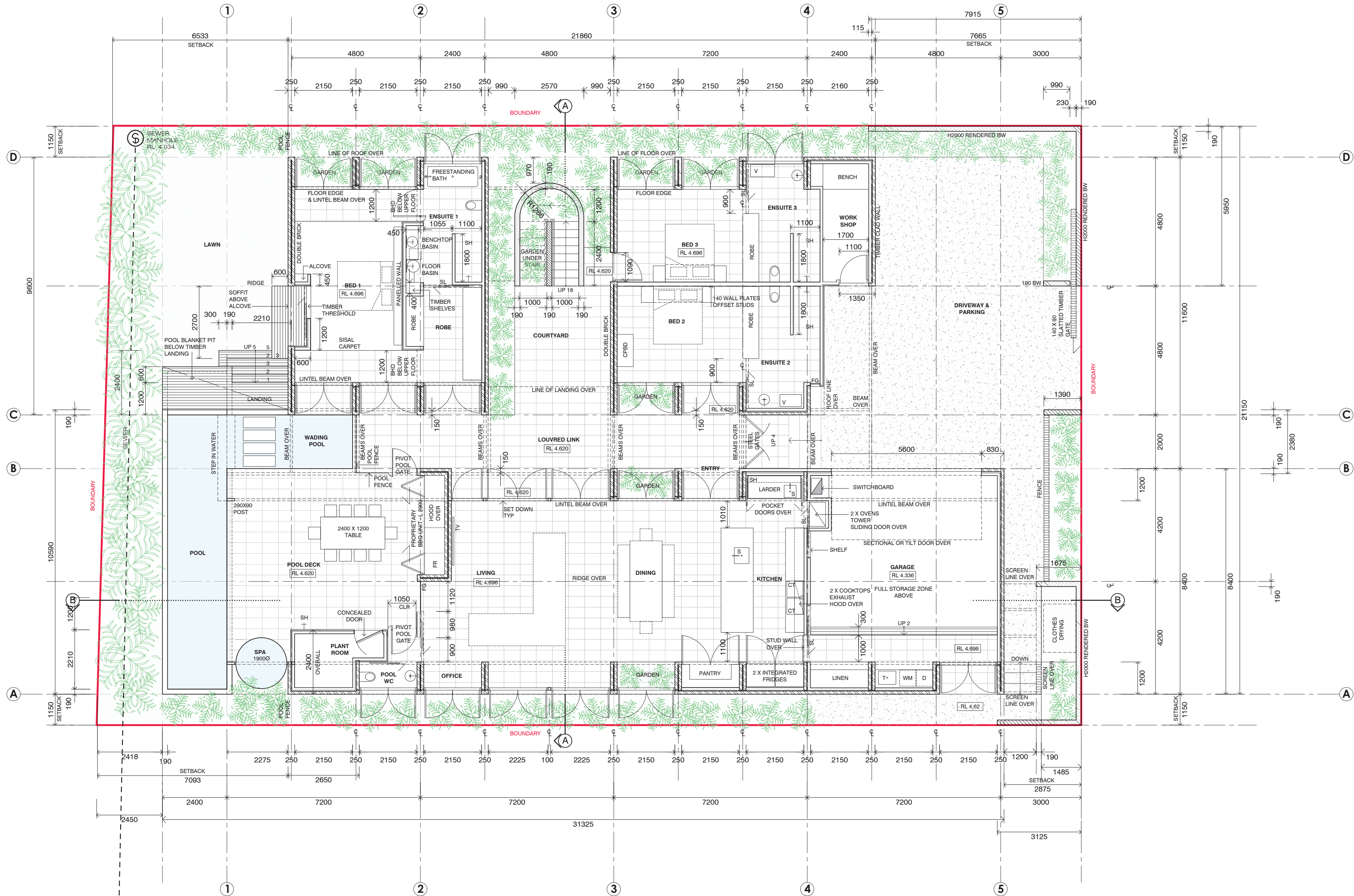
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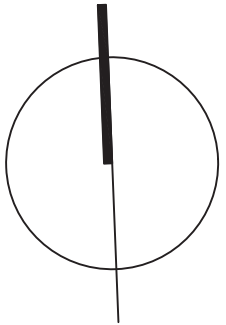
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METRES

DRAWING No.

DA.03



PROPOSED
GROUND FLOOR PLAN



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PROJECT No. 22-111

DRAWING
PROPOSED
FIRST FLOOR PLAN

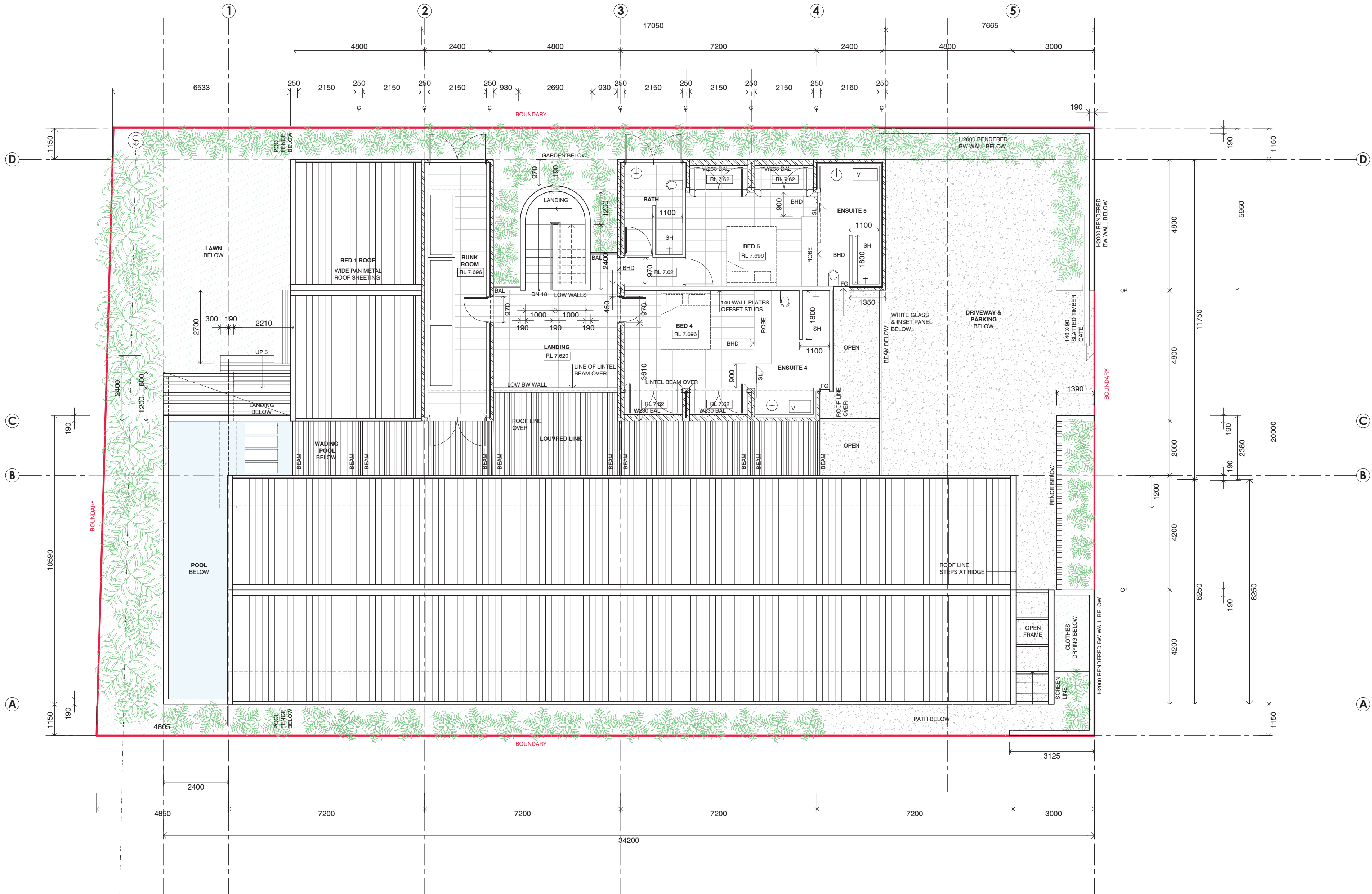
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METRES

DRAWING No.

DA.04



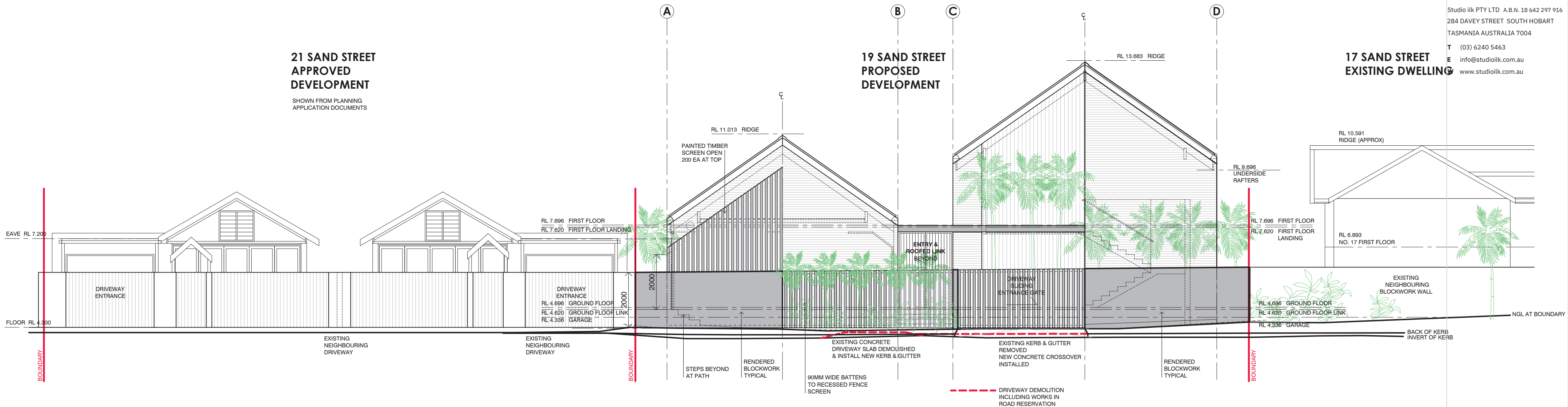
PROPOSED
FIRST FLOOR PLAN

21 SAND STREET
APPROVED
DEVELOPMENT

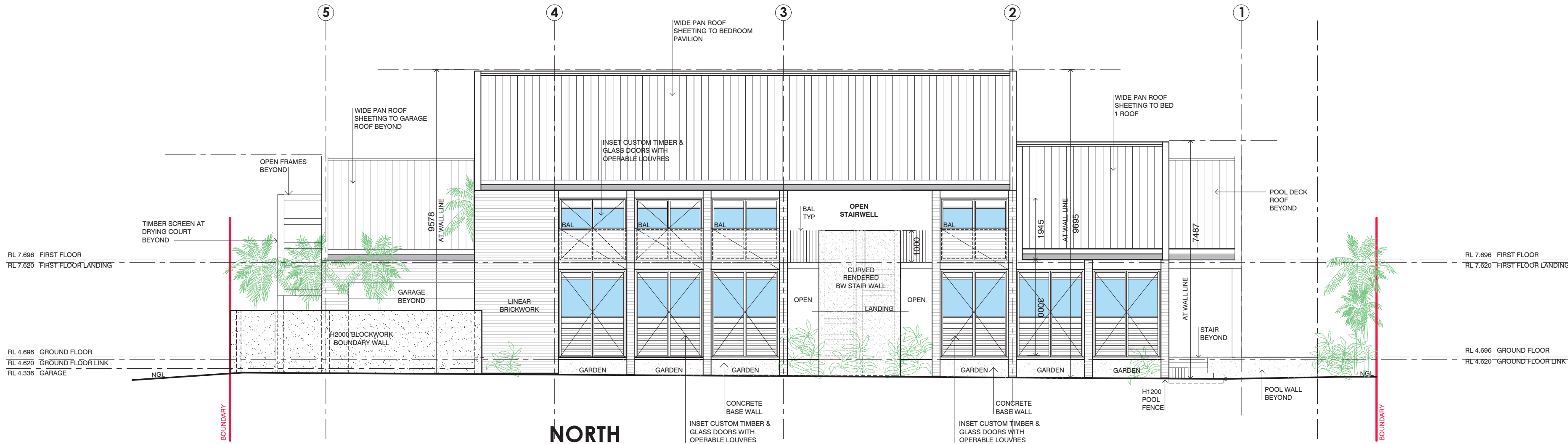
SHOWN FROM PLANNING
APPLICATION DOCUMENTS

19 SAND STREET
PROPOSED
DEVELOPMENT

17 SAND STREET
EXISTING DWELLING



EAST (STREET)
ELEVATION



NORTH
ELEVATION

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PORT DOUGLAS QLD 4877

PROJECT No. 22-111

DRAWING
PROPOSED ELEVATIONS
SHEET 1

DATE
31-03-2025

SCALE
1:100 @ A2

0 1 2 3 4
METRES

DRAWING No.

DA.05

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DRAWING

PROPOSED ELEVATIONS
SHEET 2

DATE

31-03-2025

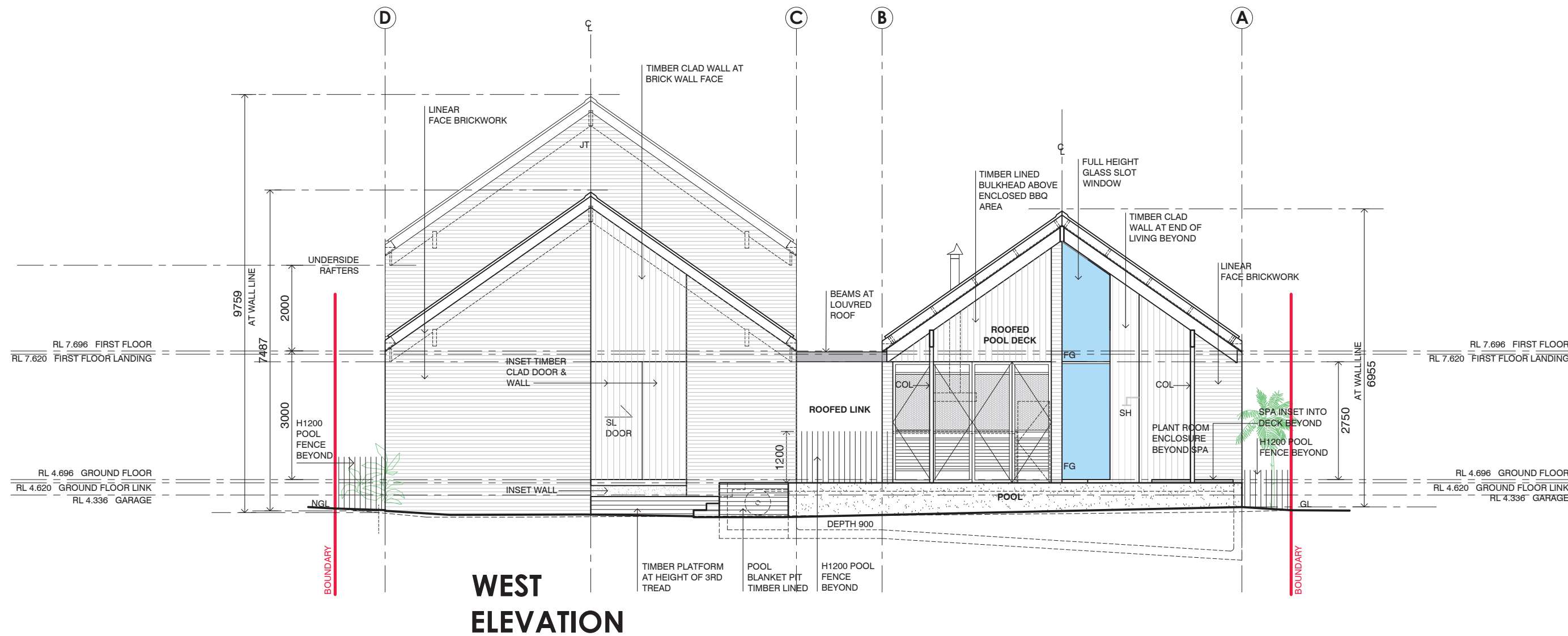
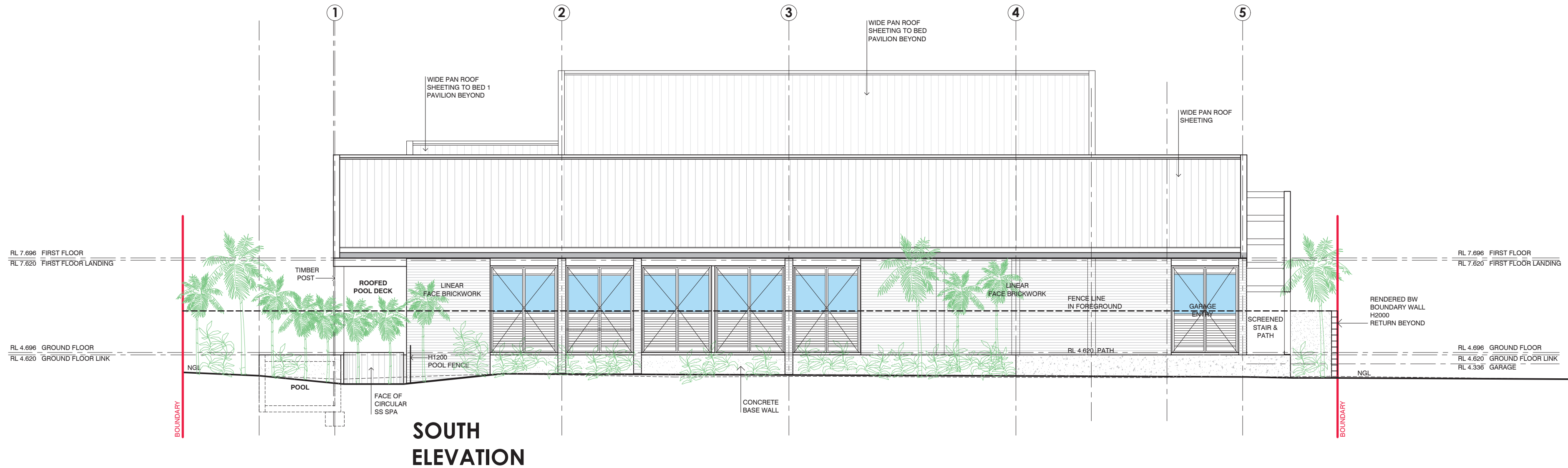
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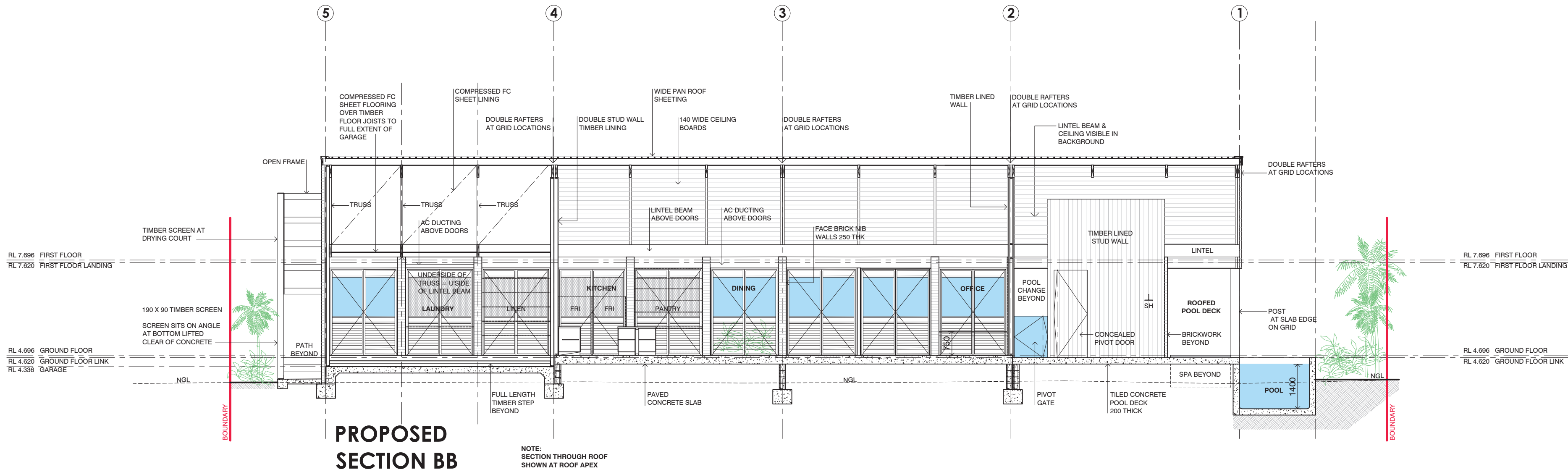
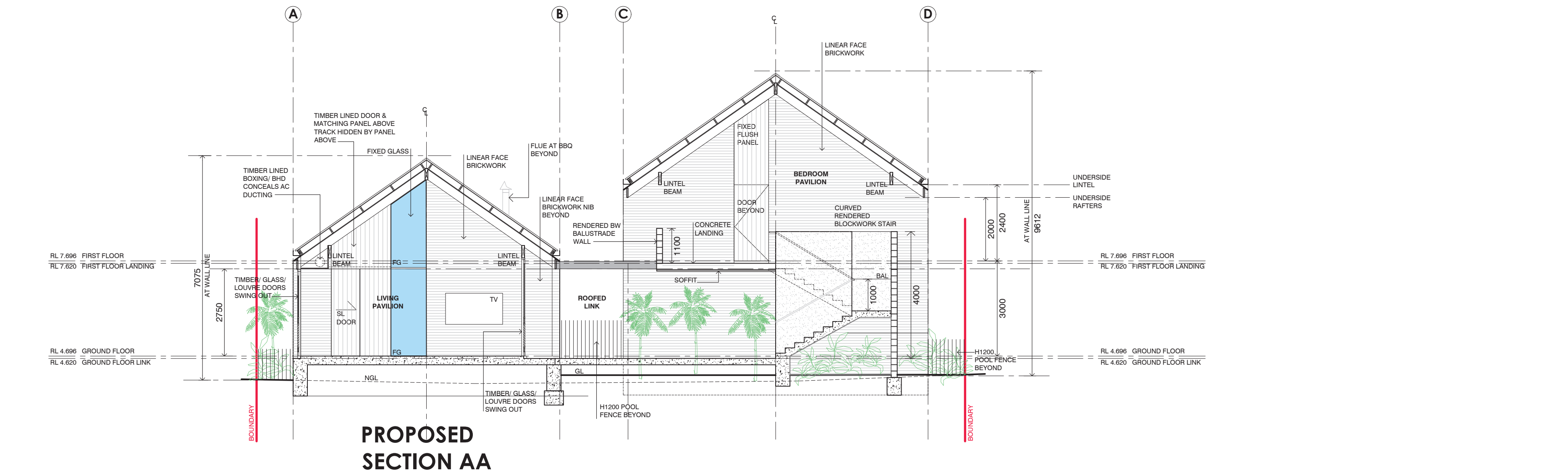
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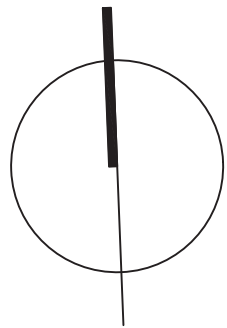
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DRAWING No.

DA.06







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PORT DOUGLAS QLD 4877

PROJECT No. 22-111

DRAWING
PROPOSED
ROOF PLAN

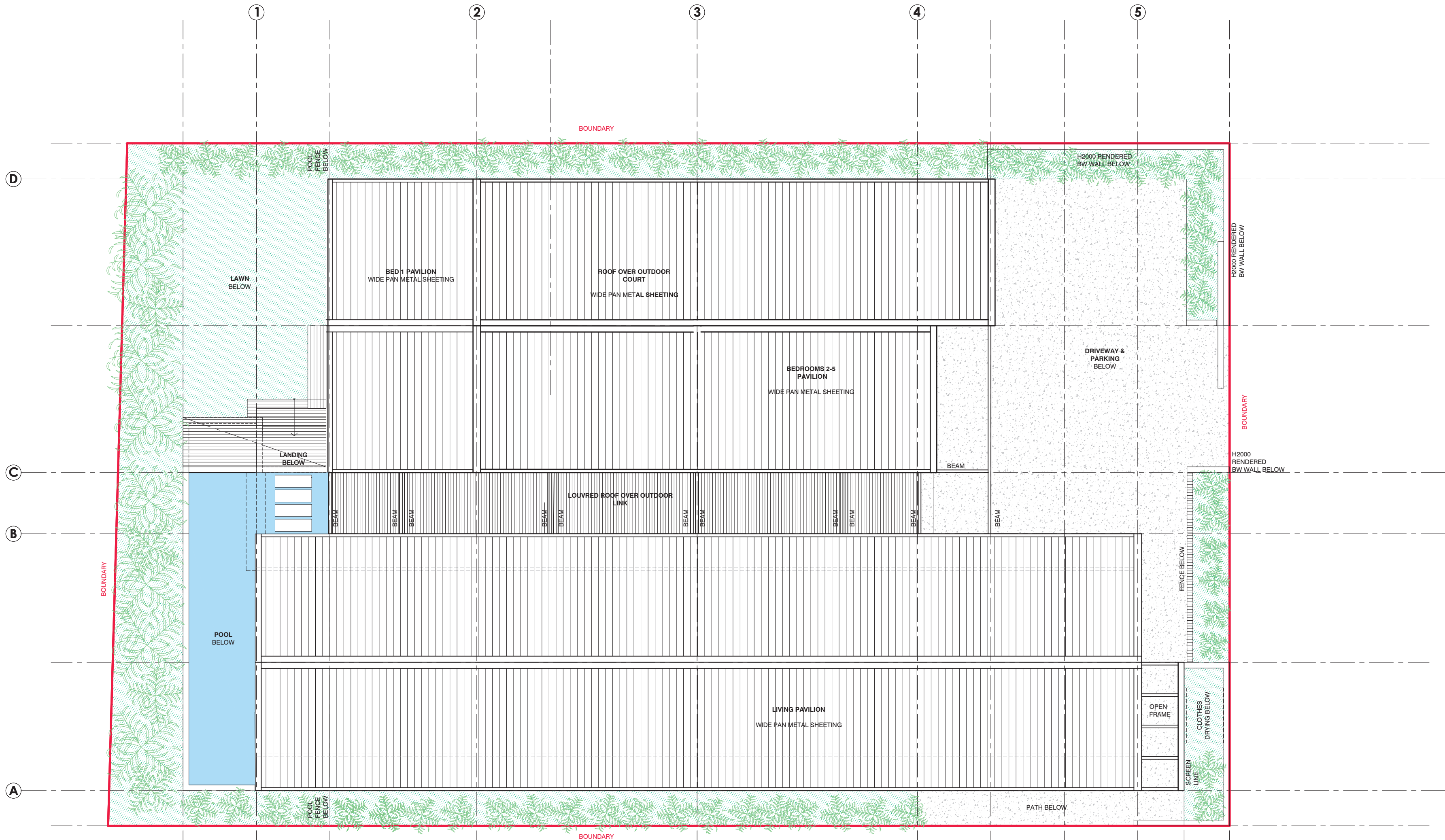
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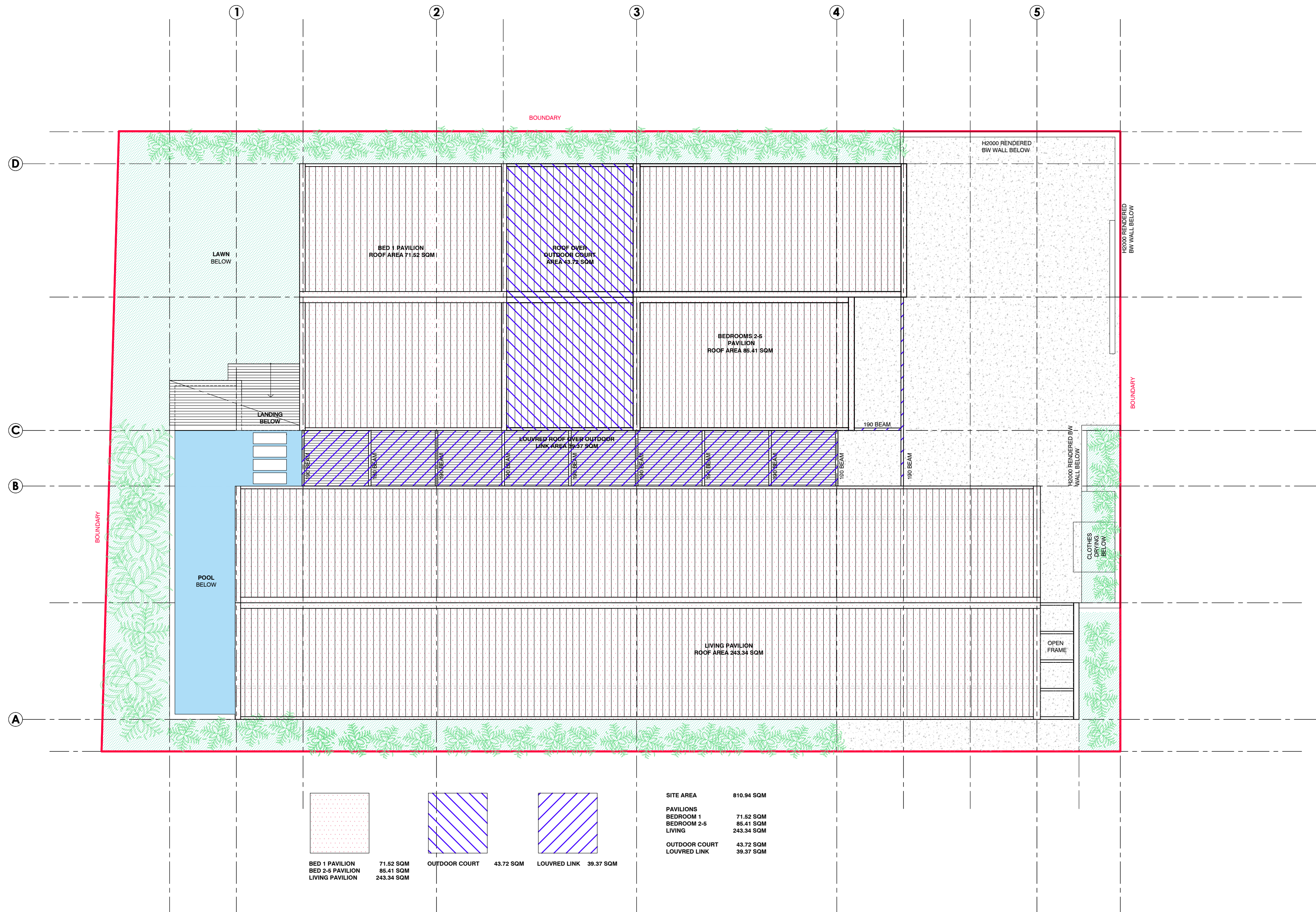


PROPOSED
ROOF PLAN

Attachment 3:

Site Cover Analysis

***Prepared by Studio Ilk Architecture and Interiors Pty
Ltd***



PROPOSED ROOF PLAN / SITE COVER CALCULATION

Attachment 4:

3D Images

***Prepared by Studio Ilk Architecture and Interiors Pty
Ltd***

SAND STREET FRONT ELEVATION



SAND STREET ELEVATION FROM NORTH EAST



SAND STREET ELEVATION FROM SOUTH EAST



19 SAND STREET FRONT ENTRY AREA



19 SAND STREET REAR ELEVATION FROM NORTH WEST



19 SAND STREET REAR ELEVATION FROM NORTH WEST - DETAIL



19 SAND STREET EXTERNAL BREEZEWAY WITH LOUVRED ROOF





19 SAND STREET REAR POOL DECK AREA



19 SAND STREET COVERED EXTERNAL COURT VIEW INTO LIVING AREA

19 SAND STREET VIEW INTO COVERED EXTERNAL COURT FROM LIVING AREA



19 SAND STREET UPPER LEVEL OUTDOOR LANDING SITTING AREA



19 SAND STREET VIEW INTO LIVING AREA FROM KITCHEN



19 SAND STREET VIEW INTO KITCHEN FROM LIVING AREA



19 SAND STREET KITCHEN



19 SAND STREET MAIN BEDROOM





19 SAND STREET MAIN ENSUITE

19 SAND STREET UPPER FLOOR NORTH FACING BEDROOM

