



brazier motti

**APPLICATION FOR A DEVELOPMENT PERMIT FOR MATERIAL
CHANGE OF USE FOR RETIREMENT FACILITY**

on land located at
111-119 Port Douglas Road, Port Douglas
described as
Lot 3 on RP729991
for
Port Pacific Developments

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FIGURES

Figure 1: Satellite Imagery of the subject land (source Queensland Globe February 2020)

1.0 INTRODUCTION

This report has been prepared on behalf of the Applicant, Port Pacific Developments.

The Applicant is seeking approval from Douglas Shire Council for a Material Change of Use for Retirement Facility on land located at 111-119 Port Douglas Road, Port Douglas and precisely described as Lot 3 on RP729991.

This development application addresses all relevant assessment provisions pursuant to section 51 of the *Planning Act 2016*. The report includes a review of the sites characteristics, addresses the merits of the development with regard to the provisions of the Douglas Shire Planning Scheme and evaluates the town planning issues associated with the proposed development. The facts and circumstances relied upon in the preparation of this report are current and relevant as at February 2020.

1.1 SUMMARY OF APPLICATION

Details of the application are summarised in the table below:

Location and Property Description	111-119 Port Douglas Road, Port Douglas Lot 3 on RP729991
Proposal	Material Change of Use for Retirement Facility
Planning Scheme	Douglas Shire Planning Scheme
Level of Assessment	Code Assessable
Referral Agencies	Department of State Development, Manufacturing, Infrastructure and Planning

Mandatory forms, including DA Form 1 is included at *Appendix A* of this report. Land owners consent to the making of this application is also included at *Appendix A*.

2.0 THE SITE

2.1 SITE DESCRIPTION

The land subject to this application is summarised in the following table:

Site Address	111-119 Port Douglas Road, Port Douglas
Property Description	Lot 3 on RP729991
Site Area	1.745 hectares
Encumbrances	Nil
Registered Land Owners	Obray Pty Ltd & J & V Noli Pty Ltd

The current Title Search confirming the abovementioned is included at *Appendix C* of this report. A Smart Map is also included at *Appendix C* to show the existing configuration of the subject land.

2.2 SITE CHARACTERISTICS & SURROUNDING AREA

The site is located at 111-119 Port Douglas Road, Port Douglas, on land described as Lot 3 on RP729991. Figure 1 below, identifies the subject land.



Figure 1: Satellite Imagery of the subject land (source Queensland Globe February 2020)

The subject site has an area 1.745 hectares. Access from the site to Port Douglas Road is via an existing service road. The site has various improvements including a gymnasium, a tennis court, a swimming pool and a pathway network that connects the existing Reef and Oaks Resorts. The site generally falls from east to west, with most of the site draining to an existing drainage swale within the Mirage Country Club on the western boundary.

The site is currently vegetated. A Development Permit for Operational Works - Vegetation Damage, Council Ref: OP 2019/3412, was obtained 10 March 2020 to remove vegetation from the western region of the site.

Surrounding land uses are predominantly residential, higher density residential and resort style development, with the Oaks Resort to the north and the Reef Resort Port Douglas to the south. The Mirage Country Club is located adjacent to the site's western boundary.

3.0 PROPOSED DEVELOPMENT

This Development Application seeks approval from Douglas Shire Council for an application for a Material Change of Use Retirement Facility on land located at 111-119 Port Douglas Road, Port Douglas precisely described as Lot 3 on RP729991.

The architectural design prepared by 8 Pencils included with *Appendix D*, details the purpose-built retirement village for over 50's comprising a total of 42 individual house sites, managers accommodation and central communal facilities. The retirement facility has been designed to provide private residential accommodation with communal recreation that targets at over 50's.

The retirement village will be a gated community with dedicated onsite management attending to the day-to-operation including the maintenance of the communal facilities and landscaped areas, provision of onsite security and organising social events. The onsite manager's office / accommodation adjoins the central facilities building.

The proposed retirement village provides for a mix of outdoor and indoor communal features and facilities as detailed below:

- Clubhouse with kitchen/bar area;
- 25m lap and leisure pools;
- Lawn Bowls Green
- Spa;
- Billiards Room;
- Cinema;
- Fully landscaped parks and gardens;
- Gymnasium;
- Arts and crafts room;
- Workshop; and
- Dedicated visitor parking

The house sites range in area of 200m² to 350m². Architectural house designs are nominated for each house site ensuring that there is a mix of one (1) and two (2) bedroom dwellings that also provide a variety of off-street parking options and private open space. Additionally, the nomination of house designs ensures that built form of the development is consistent throughout the development.

Access to the site will be via the existing service road off Port Douglas Road. The internal road will have a typical width of 12.0m, consisting of a 6.0m wide carriageway and 3.0m wide verges. The internal road and utility infrastructure will be managed by the complex. The site can be appropriately serviced as detailed within the engineering investigation undertaken by Civil Walker included within *Appendix E*.

Tenure of the individual house sites will be administered by the Manufactured Homes (Residential Parks) Act 2003, which is the standard tenure arrangement for retirement parks/villages throughout Queensland. The residents enter into a Site Agreement with the operator of the facility that covers rental of the house site and use of the facility's common areas and communal facilities.

4.0 LEGISLATIVE FRAMEWORK

4.1 PLANNING ACT 2016 CONSIDERATIONS

The purpose of the *Planning Act 2016* (PA) is to “establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning, development assessment and related matters that facilitates the achievement of ecological sustainability”.

This section provides an overview of the legislative context of the development application under the provisions of the *Planning Act 2016*.

Assessable Development	The proposed development constitutes assessable development under the Douglas Shire Planning Scheme. Accordingly, pursuant to Section 44(3) of the <i>Planning Act 2016</i> a development approval is required.
Assessment Manager	Pursuant to Schedule 8 of the <i>Planning Regulation 2017</i> the Assessment Manager for this development application is Douglas Shire Council.
Level of Assessment	The Douglas Shire Planning Scheme identifies that the proposed development is Code Assessable.
Public Notification	Not required

4.1 REFERRAL AGENCIES

Schedule 10 of the *Planning Regulation 2017* outlines the triggers for the referral of the development application to other agencies.

A review of the Development Assessment Mapping System (DAMS) and other matters has confirmed that the proposed development triggers referral under Schedule 10 of the *Planning Regulation 2017* for the following triggers:

- Trigger 10.9.4.2.4 (Premises within 25m of a State transport corridor).

An assessment against the State Code 1: Development within a State-controlled Environment is included at *Appendix F* of this report.

5.0 THE PLANNING FRAMEWORK

The Douglas Shire Planning Scheme is the current planning scheme for the Douglas region. The planning scheme commenced on and from 2 January 2018. The Douglas Shire Planning Scheme sets a clear direction for future development and sustainable growth.

The following sections of this report provide an assessment of the proposed development against the relevant provisions of the Planning Scheme.

5.1 DEFINED LAND USE UNDER DOUGLAS SHIRE PLANNING SCHEME

Under the Douglas Shire Planning Scheme the proposed development is defined as a Retirement Facility. Schedule 1 of the planning scheme provides the following definition for a retirement facility:

A residential use of premises for an integrated community and specifically built and designed for older people.

The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.

The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.

5.2 APPLICABLE DOUGLAS SHIRE PLANNING SCHEME PROVISIONS & LEVEL OF ASSESSMENT

The table below provides an overview of the planning scheme applicable to the subject land and the proposed development provisions under the Douglas Shire Planning Scheme:

Zone	Medium Density Residential Zone
Local Plan	Not Applicable
Overlays	<ul style="list-style-type: none"> • Acid Sulfate Soils Overlay (Land <5m AHD & 5-20m AHD) • Flood and Storm Tide Inundation Overlay (100 Year ARI) • Landscape Values (Scenic Route Buffer/View Corridor) • Transport Network Overlay (Principal Route)

The Assessment Table for the Medium Density Residential Zone identifies an application for a Material Change of Use for a Retirement Facility is Code Assessable.

While the Table of Assessment for the Medium Density Residential Zone identifies that the proposed development requires assessment against the entire planning scheme, it is considered appropriate to specifically assess the proposed development against the following planning scheme codes:

Applicable Codes	Zone Code	<ul style="list-style-type: none"> • Medium Density Residential Zone Code
	Overlay Codes	<ul style="list-style-type: none"> • Acid Sulfate Soils Overlay Code • Flood and Storm Tide Inundation Overlay Code • Landscape Values Overlay Code • Transport Network Overlay Code

	Development Codes	<ul style="list-style-type: none"> • Multiple Dwelling, Short-term Accommodation and Retirement Facility Code • Access, Parking and Servicing Code • Filling and Excavation Code • Infrastructure Works Code • Landscaping Code
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5.3 ASSESSMENT AGAINST APPLICABLE CODES

Under the Douglas Shire Planning Scheme, codes set out the performance requirements to be satisfied by development. An assessment against the applicable Planning Scheme Codes is as follows:

5.3.1 Assessment Against Zone Code

Medium Density Residential Zone Code

The purpose of the Medium Density Residential Zone Code is to provide for a range of mix and dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.

The proposed dwellings and central facilities are single storey and do not exceed a height of 13.5m. Structures adjoining the external boundaries are setback in accordance with the Queensland Development Code. The central facilities building is setback 6.0m from the Port Douglas Road frontage. Site cover is approximately 30%. The site will be extensively landscaped to promote the tropical living of the locality.

The location, scale, design of the proposed development is compatible with the locality and is in keeping with the amenity of adjoining premises and the character of the area.

Overall, it is considered that the proposed development is generally consistent with the outcomes identified in the planning scheme for the Medium Density Residential Zone.

5.3.2 Assessment Against Overlay Codes

Acid Sulfate Soils Overlay Code

The overlay mapping identifies the natural ground level of the site being above five (5) metres AHD but below 20 metres AHD. Accordingly, assessment against the Acid Sulfate Soils Overlay Code is applicable.

The proposed development will require filling of the site to achieve flood immunity. Disturbance of potential acid sulphate soils will be addressed in the subsequent application for Operational Works. The proposed development can be conditioned appropriately to achieve compliance with the Acid Sulphate Soils Overlay Code.

Overall, it is considered that the proposed development achieves general consistency with the applicable Acceptable Outcomes and Performance Outcomes of the Acid Sulfate Soils Overlay Code.

Flood Inundation and Hazard Overlay Code

The overlay mapping identifies that the western region of subject land is within the 100 year ARI flood inundation area. Accordingly, assessment against the Flood and Storm Tide Inundation Overlay Code is applicable.

The proposed development has been designed to achieve the required level of immunity to an inundation event. The Engineering Report prepared by Civil Walker, contained within *Appendix E*, details the works required to achieve the level of immunity. The proposed development can be conditioned appropriately to achieve the required level of immunity.

Overall, it is considered that the proposed development achieves general consistency with the applicable Acceptable Outcomes and Performance Outcomes of the Flood and Storm Tide Inundation Overlay Code.

Landscape Values Overlay Code

The overlay mapping identifies that that part of the subject land where the proposed development is as being within the Scenic Route Buffer / View Corridor. Accordingly, assessment against the Landscape Values Overlay Code is applicable.

The subject land has been historically utilised for resort facilities by adjoining properties. The residential component of the development will be located outside the buffer area. Area within the buffer will be utilised for communal facilities with provision significant landscaping. The view amenity from the site would be no different to that of surrounding properties.

Accordingly, it is considered that the location, scale, design and height of the proposed development is compatible with the landscape values of the locality. Overall, it is considered that the proposed development achieves general consistency with the applicable Acceptable Outcomes and Performance Outcomes of the Landscape Values Overlay Code.

Transport Network Overlay Code

Existing vehicular access from the site is via a service road off Port Douglas Road. The engineering investigation undertaken by Civil Walker, included within *Appendix E*, details that the development will continue to utilise the existing access with minor works associated with the extension and widening of the service road carriageway.

It is considered that the access point onto Port Douglas Road will operate safely and efficiently and will appropriately accommodate the anticipated type and volume of vehicles accessing the site.

Overall, it is considered that the proposed development achieves general consistency with the applicable Acceptable Outcomes and Performance Outcomes of the Transport Network Overlay Code.

5.3.3 Assessment Against Development Codes

Multiple Dwelling, Short-term Accommodation and Retirement Facility Code

The purpose of the Multiple Dwelling, Short-term Accommodation and Retirement Facility Code is to ensure that development is compatible with surrounding land uses with regard to scale, bulk and streetscape patterns.

The proposed development is for a planned retirement village. Architectural house designs are nominated for each house site ensuring that there is a mix of one (1) and two (2) bedroom dwellings that provide a variety of off-street parking options and private open space as detailed within the design drawings included with *Appendix D*.

With an area of 1.745ha and a site coverage of approximately 30%, the proposed development is of a scale and intensity that complements the surrounding locality. The Central Facility building is setback 6m from the road frontage. It is noted that the

dwellings that abut the northern boundary of the site are setback in accordance with the Queensland Development Code and is considered appropriate in this instance.

The village provides for a mix of outdoor and indoor communal features and facilities as outlined below:

- Clubhouse with kitchen/bar area;
- 25m lap and leisure pools;
- Lawn Bowls Green
- Spa;
- Billiards Room;
- Cinema;
- Fully landscaped parks and gardens;
- Gymnasium;
- Arts and crafts room;
- Workshop; and
- Dedicated visitor parking

The location, scale, design of the proposed development is compatible with the locality and is in keeping with the amenity of adjoining premises and the character of the area. The site will be intensively landscaped to promote the tropical lifestyle of the locality.

Overall it is considered that the proposed development is of a scale, character and built form that contributes to a high standard of amenity. Furthermore, the proposed Retirement Facility achieves consistency with the applicable Acceptable Outcomes and Performance Outcomes of the Multiple Dwelling, Short-term Accommodation and Facility Code.

Access, Parking and Servicing Code

The Access, Parking and Servicing Code seeks to ensure that parking and access infrastructure and facilities are provided to service the demand of the development.

The Access, Parking and Servicing Code states that for a Retirement Facility, vehicle parking must be provided at a rate of:

- one (1) space per dwelling unit; plus
- one (1) visitor space per 5 dwelling units; plus
- one (1) space per two (2) staff members; plus
- One (1) space for ambulance parking.

Accordingly, each dwelling has the provision of a single covered parking space. The proposed use will create a demand for 9 visitor spaces.

With the provision 13 spaces within the common area there will be four (4) remaining spaces available for staff or additional visitor spaces. Temporary ambulance parking can be undertaken within the proximity of the office block. All car parking will be designed and in accordance with the relevant elements of AS/NZS 2890.

The internal road will have a typical width of 12.0m, consisting of a 6.0m wide carriageway and 3.0m verges. The internal road and utility infrastructure will be managed by the complex.

All on-site vehicle parking spaces and manoeuvring areas will be designed and constructed in accordance with relevant standards, including parking bay dimensions, aisle widths, speed control grades, vehicle turn-arounds etc.

Overall it is considered that the proposed development achieves consistency with the applicable Acceptable Outcomes and Performance Outcomes of the Access, Parking and Servicing Code.

Filling and Excavation Code

The Filling and Excavation Code seeks to ensure that filling and excavation limits the impacts to the site, adjoining properties and the locality.

Filling of the western region of the site will be required to achieve flood immunity. The engineering investigation undertaken by Civil Walker included within *Appendix E* provides a preliminary assessment of the required earthworks.

It can be appropriately conditioned that Earthworks will be designed and constructed during the operational works phase in accordance with the requirements of the FNQROC Regional Development Manual and Australian Standard AS3798 – 2007 (as amended) "Guidelines on Earthworks for Commercial and Residential Developments".

Overall it is considered that the proposed development achieves consistency with the applicable Acceptable Outcomes and Performance Outcomes of the Filling and Excavation Code.

Infrastructure Works Code

The Infrastructure Works Code seeks to ensure that development provides infrastructure designed and constructed to meet the needs of development are area safe and efficient.

The engineering investigation undertaken by Civil Walker included within *Appendix E* details the level of infrastructure required to service the development. Connections to any required infrastructure services will be undertaken in accordance with the specifications of the FNQROC Development Manual. Conditions of approval requiring connections to the required infrastructure services are expected.

Overall it is considered that the proposed development achieves consistency with the applicable Acceptable Outcomes and Performance Outcomes of the Infrastructure Works Code.

Landscaping Code

The Landscaping Code seeks to ensure that landscaping is provided to enhance the tropical amenity and character of the region.

Landscaping will be provided as part of the development. The design plans prepared by 8 Pencils depicts the proposed landscaping within the site. The development can be appropriately conditioned in that the endorsement of a landscaping plan by Council will be required prior to issue of the development permit for building works.

Landscaping will be designed and planned in accordance with the planning scheme requirements.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Landscaping Code.

6.0 CONCLUSION

This report has been prepared on behalf of the Applicant, Port Pacific Developments in support of an application to Douglas Shire Council for a Material Change of Use for Retirement Facility on land located at 119-119 Port Douglas Road, Port Douglas, precisely described as Lot 3 on RP72999.

The abovementioned has demonstrated that the proposal appropriately responds to outcomes sought and is generally in accordance with the relevant assessment benchmarks of Douglas Shire Planning Scheme.

It is considered that the proposed Retirement Facility for over 50's is of a scale and nature that contributes to the proper and orderly development of the locality and achieves a high level amenity. Site treatments are able to be managed by conditions.

The following conclusions can be drawn from the above referenced planning aspects of the proposal:

- The proposed development addresses the elements of and is considered to be consistent with the performance outcomes and/or acceptable outcomes of the applicable planning scheme codes.
- The proposed development is of a scale and nature that contributes to the proper and orderly development of the locality while respecting the character of the locality.
- The scale, character and built form of development contributes to a high standard of amenity;
- The design incorporates facilities and features that contribute to a high standard environment for the occupants; and
- The development has access to development infrastructure, including utility installations and essential services.

Overall, it is considered that the proposed development is an appropriate response to the site and, subject to the imposition of reasonable and relevant conditions, Council will be able to issue a Development Permit for a Material Change of Use for a Retirement Facility.

BRAZIER MOTTI

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Document Status

Development Application	Author	Reviewer	Date
	Name	Name	
34807-002-01	Michael Tessaro	Gavin Allwood	March 2020

Appendix A

DA Form 1 – Development application 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 code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

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

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) <i>(individual or company full name)</i>	Port Pacific Developments c/- Brazier Motti
Contact name <i>(only applicable for companies)</i>	
Postal address <i>(P.O. Box or street address)</i>	PO Box 1185
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	(07) 4054 0400
Email address <i>(non-mandatory)</i>	cns.planning@braziermotti.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	34807-002-01

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as 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.

3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**
 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).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		111-119	Port Douglas Road	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	3	RP729991	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

3.3) 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

4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer
 Name of water body, watercourse or aquifer:

On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land:
 Name of port authority for the lot:

In a tidal area
 Name of local government for the tidal area (if applicable):
 Name of port authority for tidal area (if applicable):

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*
 Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) 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 [DA Forms Guide](#).

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Retirement Village

e) 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](#).

Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) 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](#).

Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Retirement Village	Retirement Facility	42	

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes

No

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	

9.2) What is the nature of the lot reconfiguration? <i>(tick all applicable boxes)</i>	
<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

Yes – provide additional details below

No

How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

--

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

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

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane’s port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>: <input type="checkbox"/> Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>) <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits (<i>below high-water mark</i>)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of 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 (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>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</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements			
<u>Environmentally relevant activities</u>			
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<u>Hazardous chemical facilities</u>			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- Yes – the relevant template is completed and attached to this development application
- No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
 No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title
- No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- Yes – details of the heritage place are provided in the table below
 No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
 No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
 No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<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 (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) 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>	
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant 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.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> 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 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

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	

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			

Appendix B

**Owner's consent for making a development application under the
Planning Act 2016**

J & V Noli Pty Ltd A.C.N. 629 557 928

as owner of the premises identified as follows:

111-119 Port Douglas Road, Port Douglas
Lot 3 on RP729991

consent to the making of a development application under the *Planning Act 2016* by:

Port Pacific Developments
C/- Brazier Motti Pty Ltd

on the premises described above for:

- Material Change of Use – Retirement Facility



Jim Noli Director. 21.2.20.

Signature including Name/Position and date signed

**Owner's consent for making a development application under the
Planning Act 2016**

~~J & V Noli Pty Ltd A.C.N. 629 557 028~~
Obroy Pty Ltd A.C.N. 632 191 774

as owner of the premises identified as follows:


111-119 Port Douglas Road, Port Douglas
Lot 3 on RP729991

consent to the making of a development application under the *Planning Act 2016* by:

Port Pacific Developments
C/- Brazier Motti Pty Ltd

on the premises described above for:

- Material Change of Use – Retirement Facility


Danny Gray Director 21.2.20
Signature including Name/Position and date signed

Appendix C

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33300689

Search Date: 19/02/2020 16:10

Title Reference: 20990154

Date Created: 19/06/1975

Previous Title: 20977057

REGISTERED OWNER

Interest

Dealing No: 719773452 03/12/2019

OBRAY PTY LTD A.C.N. 632 191 774

1/2

J & V NOLI PTY LTD A.C.N. 629 557 928

1/2

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 729991
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20977057 (POR 97)

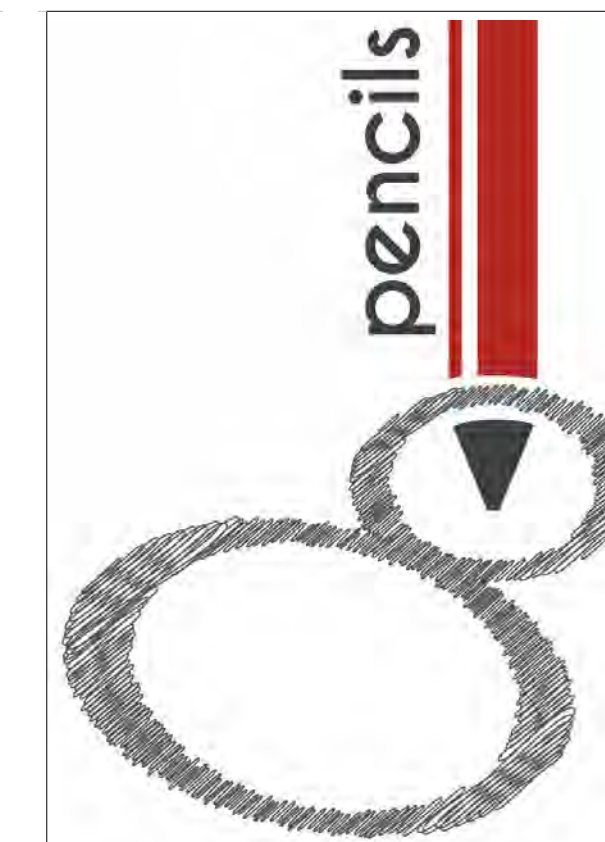
ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

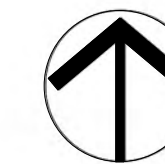
** End of Current Title Search **

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Requested By: D-ENQ GLOBALX TERRAIN

Appendix D



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DA2	Client Review	26/02/2020
DA1	Client Review	23/01/2020

REV DESCRIPTION DATE

CLIENT
 PORT PACIFIC DEVELOPMENTS

PROJECT
 OVER 50's ACCOMMODATION COMPLEX

PORT DOUGLAS

DRAWING
 SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

DATE DRAWN: 07/05/11 PLOT DATE: 26/02/2020 10:16:24 AM

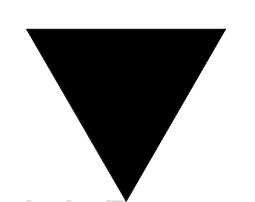
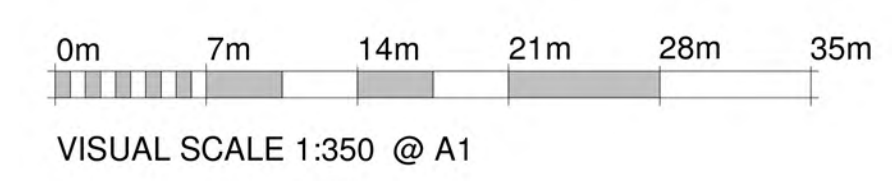
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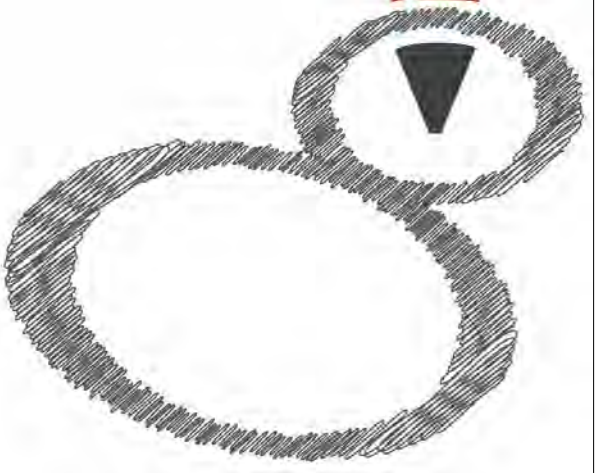
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PROJECT N° DRAWING N° REV
 2187 DA01 DA2

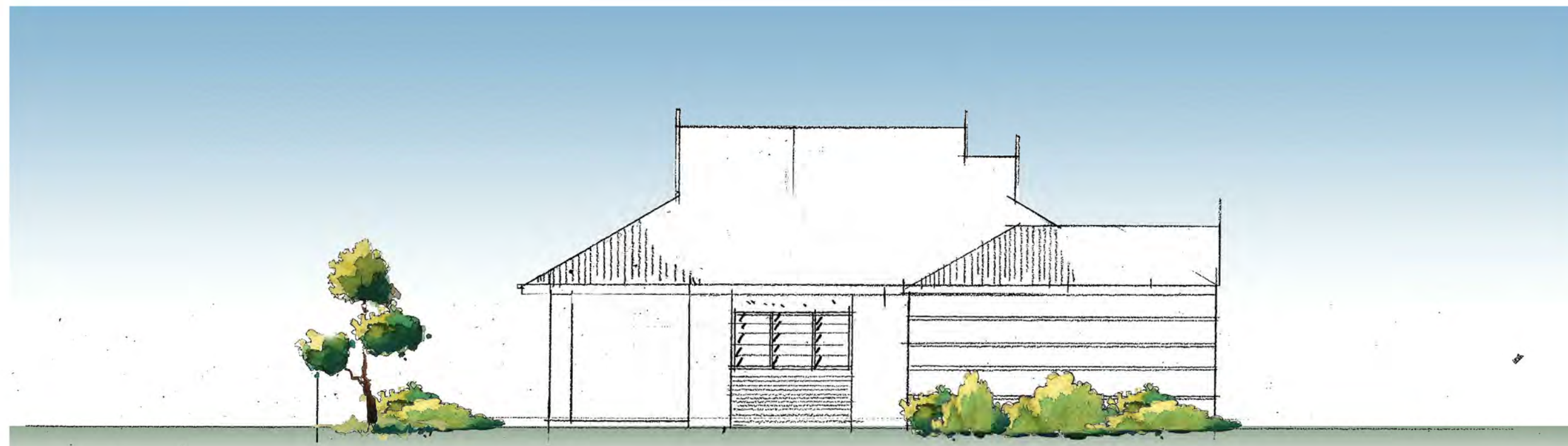
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1 Site Plan
 1 : 350 @ A1





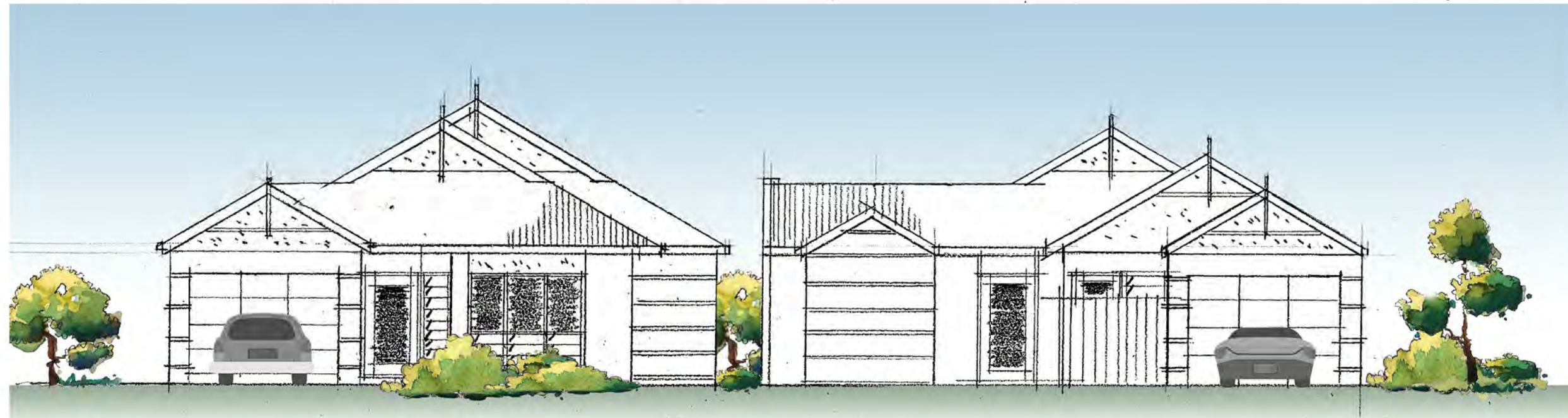
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SIDE ELEVATION

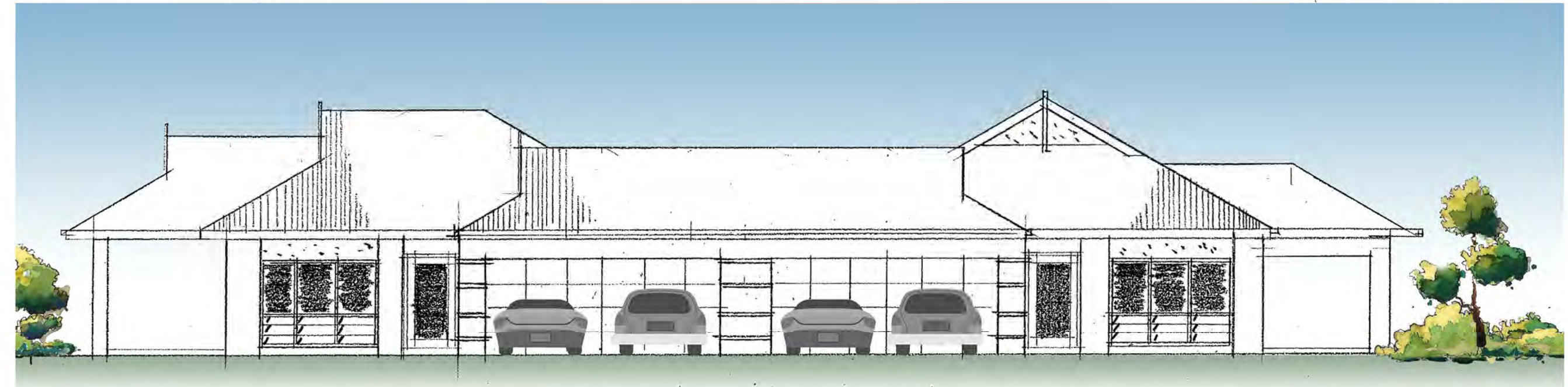


SIDE ELEVATION

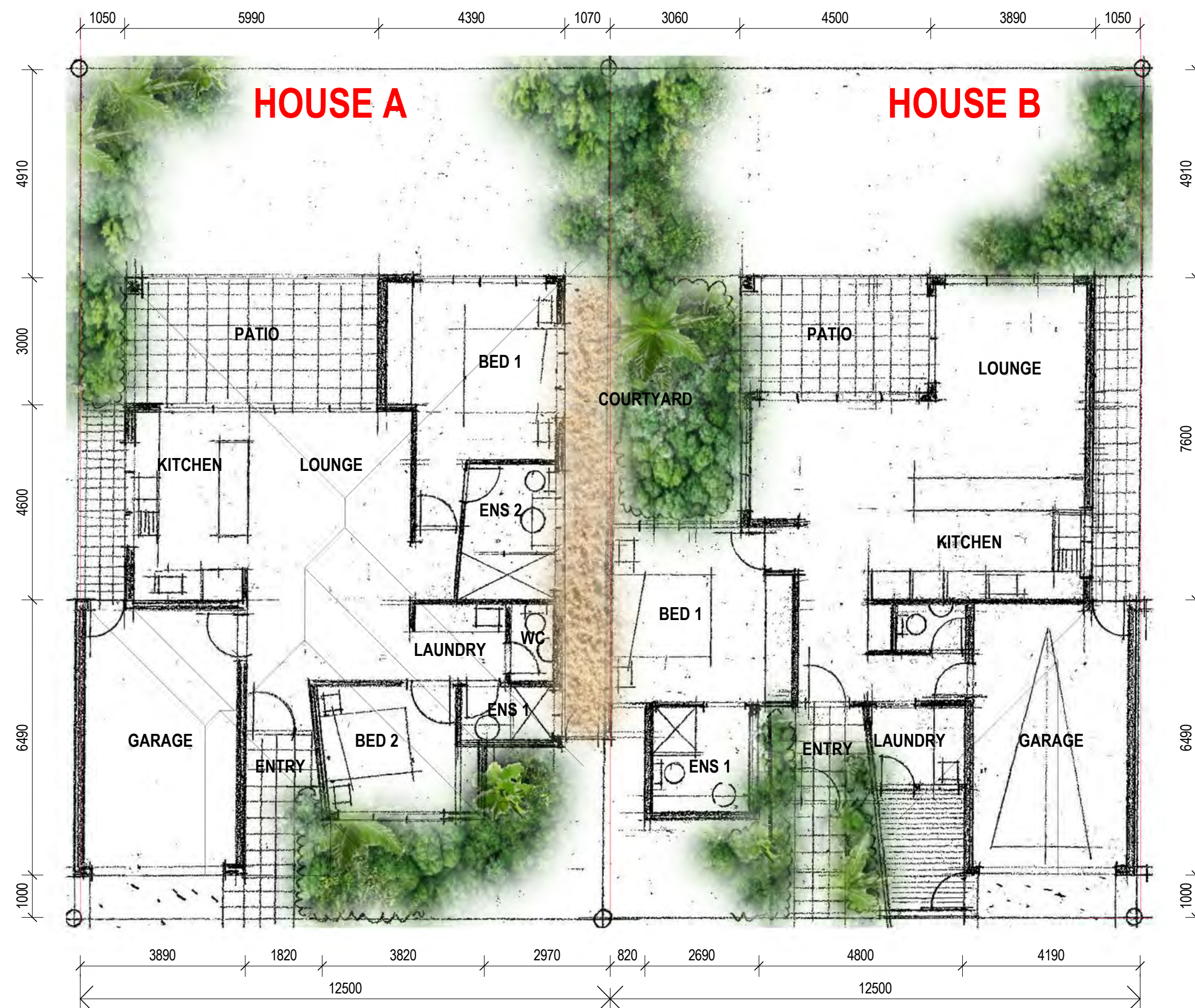


STREET ELEVATION

STREET ELEVATION



STREET ELEVATION



1 UNIT A & B - FLOOR PLAN
1:100 @ A1

HOUSE A
INTERNAL AREA - 129.4m²
EXTERNAL AREA - 18.0m²
TOTAL - 147.4m²

HOUSE B
INTERNAL AREA - 112.0m²
EXTERNAL AREA - 12.2m²
TOTAL - 124.2m²



2 UNIT C & D - FLOOR PLAN
1:100 @ A1

HOUSE C
INTERNAL AREA - 128.5m²
EXTERNAL AREA - 19.5m²
TOTAL - 148.0m²

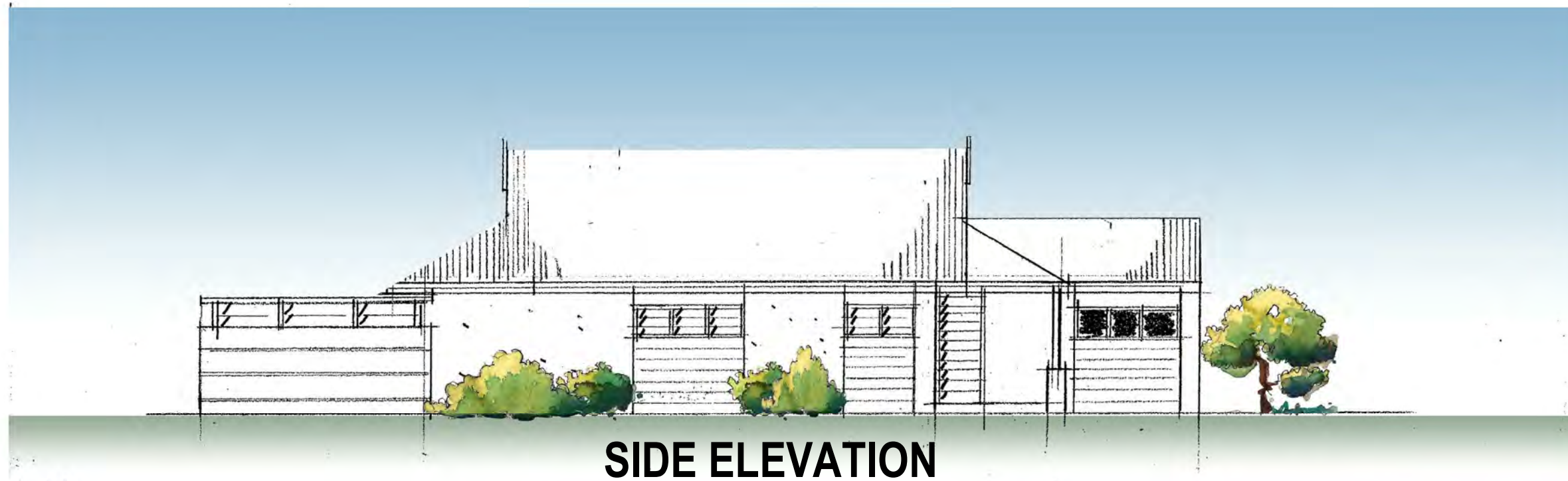
HOUSE D
INTERNAL AREA - 154.0m²
EXTERNAL AREA - 15.3m²
TOTAL - 169.3m²

DA2	Client Review	26/02/2020
DA1	Client Review	23/01/2020
REV	DESCRIPTION	DATE
CLIENT PORT PACIFIC DEVELOPMENTS		
PROJECT OVER 50's ACCOMMODATION COMPLEX		
PORT DOUGLAS		
DRAWING HOUSE TYPES A, B, C & D		
PRELIMINARY NOT FOR CONSTRUCTION		
DATE DRAWN: 12/18/19	PLOT DATE: 26/02/2020 10:16:26 AM	
DRAWN MM	CHECKED MM	APPROVED Approver
SCALE 1:100		
PROJECT N°	DRAWING N°	REV
2187	DA02	DA2

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STREET ELEVATION



SIDE ELEVATION



STREET ELEVATION



SIDE ELEVATION



HOUSE E

3 UNIT E - FLOOR PLAN

1:100 @ A1

HOUSE E
INTERNAL AREA - 103.38m²
EXTERNAL AREA - 29.4m²
TOTAL - 132.78m²



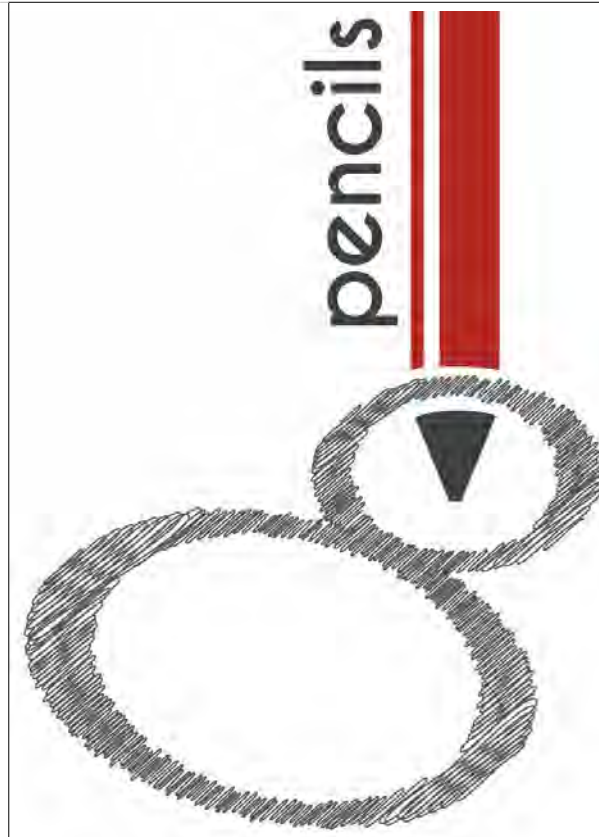
UNIT 1

UNIT 2

1 DUPLEX - FLOOR PLAN

1:100 @ A1

UNIT 1 INTERNAL AREA - 80.7m ² EXTERNAL AREA - 10.3m ² TOTAL - 91.0m ²	UNIT 2 INTERNAL AREA - 80.7m ² EXTERNAL AREA - 10.3m ² TOTAL - 91.0m ²
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DA2	Client Review	26/02/2020
DA1	Client Review	23/01/2020

REV	DESCRIPTION	DATE
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CLIENT
PORT PACIFIC DEVELOPMENTS

PROJECT
OVER 50's ACCOMMODATION COMPLEX
PORT DOUGLAS

DRAWING
HOUSE TYPES E & DUPLEX

PRELIMINARY
NOT FOR CONSTRUCTION

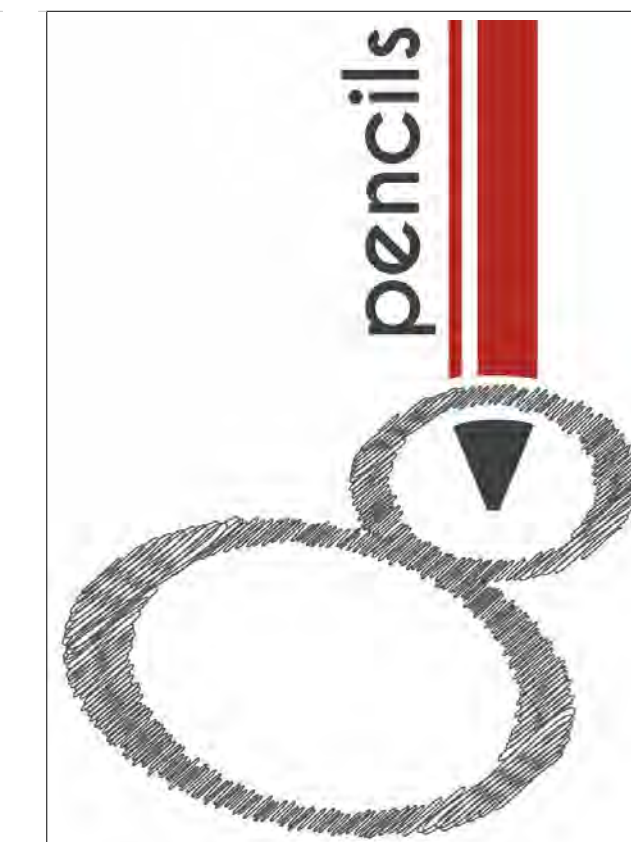
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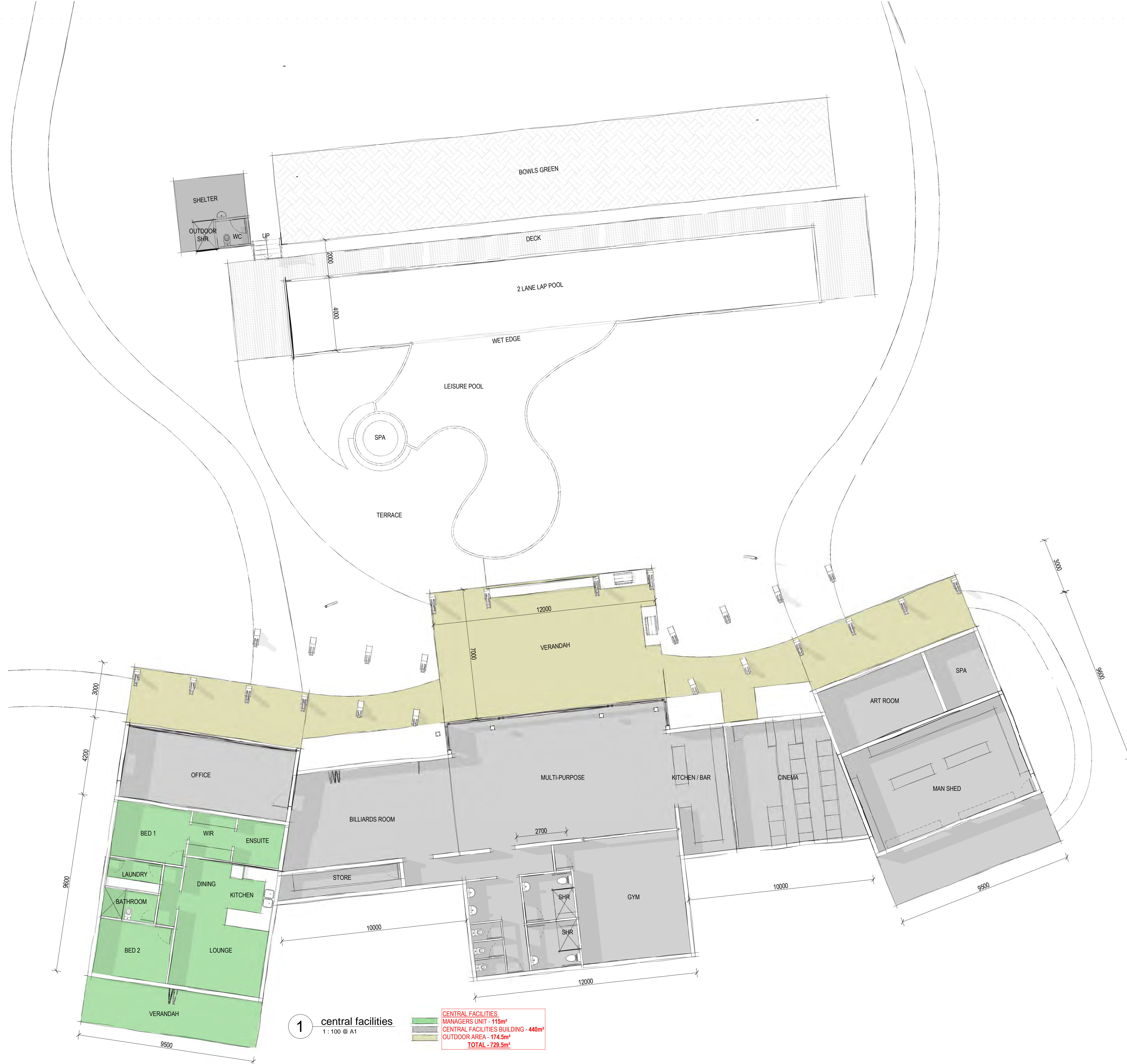
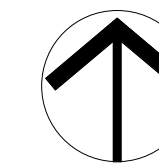
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PROJECT N°	DRAWING N°	REV
2187	DA03	DA2

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1 central facilities
 1:100 @ A1

CENTRAL FACILITIES
 MANAGERS UNIT - 115m²
 CENTRAL FACILITIES BUILDING - 440m²
 OUTDOOR AREA - 174.5m²
 TOTAL - 729.5m²

DA2	Client Review	26/02/2020
DA1	Client Review	23/01/2020

REV	DESCRIPTION	DATE
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DRAWING
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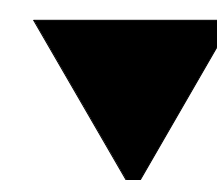
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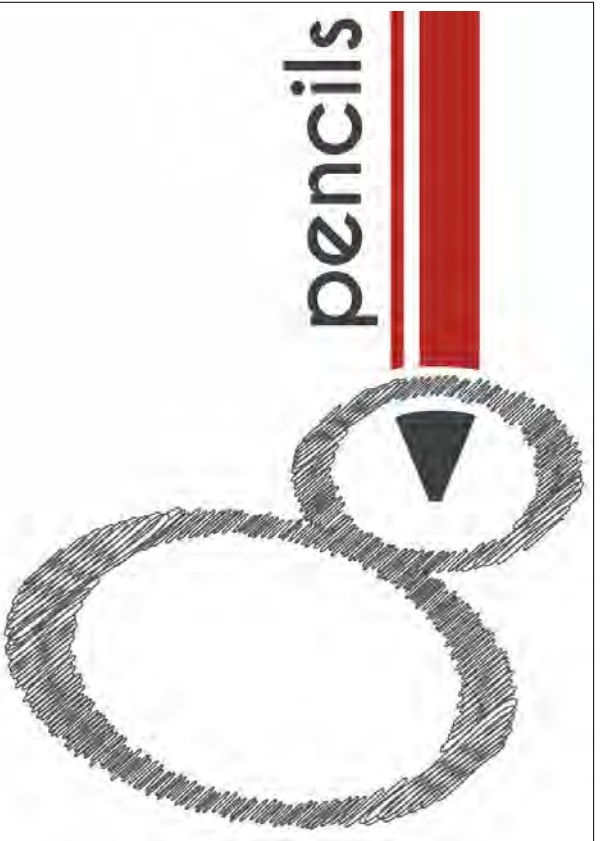
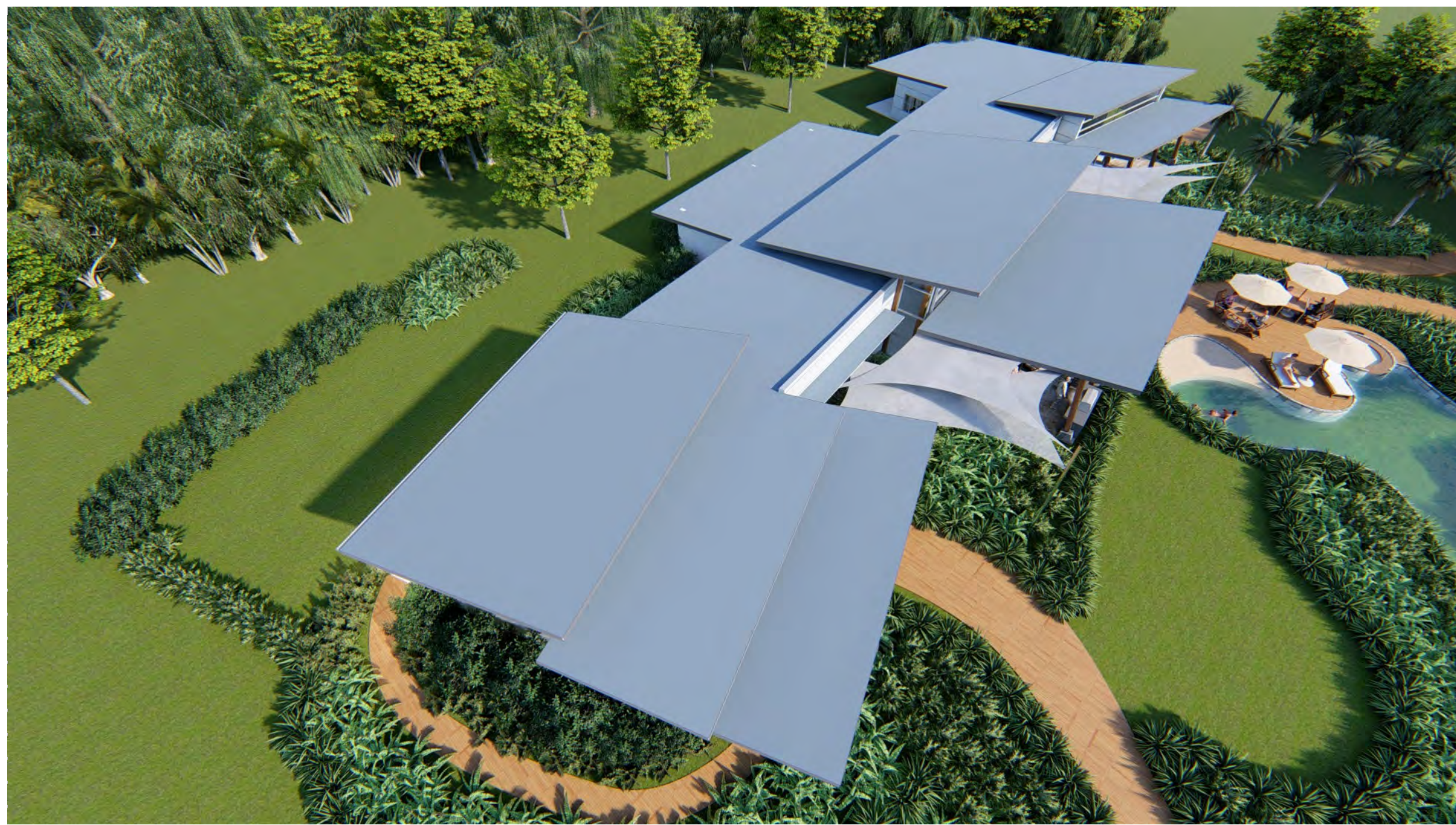
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DA2	Client Review	26/02/2020
DA1	Client Review	23/01/2020

REV	DESCRIPTION	DATE
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CLIENT
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PROJECT
 OVER 50's ACCOMMODATION COMPLEX

PORT DOUGLAS

DRAWING
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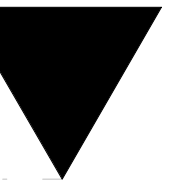
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SCALE

PROJECT N°	DRAWING N°	REV
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Appendix E

Port Pacific



**Proposed Development on Lot 5 of RP72991
111 – 119 Port Douglas Road, Port Douglas
Engineering Report**

188-002-001R

Revision B

March 2020

Prepared by:



**GLF Developments Pty Ltd
t/a CivilWalker Consulting Engineers**

ACN 139 545 387 ABN 84 139 545 387

PO Box 5042
Clifton Beach Qld 4879

Document Control

Revision	Date	Reason	Author
A	23.03.20	Initial Issue	DJW
B	24.03.20	Final Issue	DJW

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Appendix C	8 Pencils Site Plan
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Appendix E	Preliminary Site Grading
Appendix F	Department of Transport and Main Roads Correspondence
Appendix G	Douglas Shire Council – Water and Sewerage Infrastructure

1. Introduction

CivilWalker Consulting Engineers were commissioned by Port Pacific to prepare an engineering report in support of a Development Application for a proposed development at 111 – 119 Port Douglas Road, Port Douglas. The subject site is more formally described as Lot 3 on RP72991 and is identified in **Figure 1.1** below. A survey plan of the site is included as **Appendix A**.

The purpose of this report is to describe the following engineering aspects regarding the proposed development:

- Consideration of Existing Conditions;
- Review the Proposed Development;
- Flooding and Site Levels;
- Proposed Roads and Access
- Stormwater Drainage;
- Water Supply; and
- Sewerage.



Figure 1.1 – Site Location (courtesy Qld Globe)

2. Existing Conditions

The subject site is 1.74 hectares in size and currently has access via the Port Douglas Road service road. It is located within an area of which the surrounding planning uses are residential, higher density residential and resort style development, with the Oaks Resort being located adjacent to the north and the Reef Resort Port Douglas being located adjacent to the south. The Mirage Country Club is located adjacent to the site's western boundary.

The site has various improvements including a gymnasium, a tennis court, a swimming pool and a pathway network that connects the existing Reef and Oaks Resorts. It generally falls from east to west, with most of the site draining to an existing drainage swale within the Mirage Country Club on the western boundary. Existing site levels vary from approximately 5.05m AHD to approximately 1.90m AHD.

The site is surrounded by the following infrastructure:

- 57m wide road reserve (Port Douglas Road and service road);
- Bally Hooley train line (contained within road reserve) with station platform;
- Trunk and reticulation water mains;
- Sewer rising main (Oaks Resort) and gravity sewerage mains;
- Stormwater drainage pits / pipes; and
- Electrical and telecommunication lines.



Photograph 2.1 – Existing Gymnasium and Pool from On-Street Pathway Looking South



Photograph 2.2 – Bally Hooley Train Line and Platform at North Eastern Corner of Site



Photograph 2.3 – Existing Tennis Court from North East Corner of Site



Photograph 2.4 – The Oaks Resort Car Park from North Eastern Corner of Site



Photograph 2.5 – Looking East with Gymnasium and Pool Behind



Photograph 2.6 – Near Centre of Site Looking West



Photograph 2.7 – Near Centre of Site Looking East



Photograph 2.8 – Near Centre of Site Looking North



Photograph 2.9 – Near North West Corner of Site Looking East

3. Proposed Development

The proposed development is a retirement village with road infrastructure contained within a common property area. The road and utility infrastructure will not be handed over to Council rather, they will be managed under a site management arrangement.

Reference is made to CivilWalker Consulting Engineers drawing 188-002-SK03 "Plan of Development" (**Appendix B**) and 8 Pencils' drawing number 2187-DA01 "Site Plan" (**Appendix C**) which describes the proposal. The development area break-down is as follows:

Lot 1	- House Site	231m ²
Lots 2 - 10	- House Site	200m ²
Lot 11	- House Site	284m ²
Lot 12	- House Site	253m ²
Lots 13 - 14	- House Site	250m ²
Lot 15	- House Site	253m ²
Lot 16	- House Site	350m ²
Lots 17 - 23	- House Site	250m ²
Lot 24	- House Site	255m ²
Lot 25	- House Site	254m ²
Lot 26	- House Site	292m ²
Lot 27	- House Site	293m ²
Lot 28	- House Site	205m ²
Lots 29 - 32	- House Site	250m ²
Lot 33	- House Site	216m ²
Lot 34	- House Site	234m ²
Lots 35 - 36	- House Site	271m ²
Lot 37	- House Site	209m ²
Lot 38	- House Site	214m ²
Lot 39	- House Site	307m ²
Lot 40	- House Site	311m ²
Common Property	- Site Managed	Balance of Lot

4. Flooding and Site Levels

4.1 Flooding

Review of the Douglas Shire Council “Flood and Storm Tide Inundation Overlay Map – Sheet FST-019” (**Appendix D**) was undertaken to determine flood impact on the site. The western boundary of the proposed development site straddles the medium hazard and high hazard storm tide inundation areas documented. The overlay map also identifies that the western site boundary straddles the 100-year ARI flood event. Assessment of the overlay extent provides an approximate 100-year ARI level of 2.8m RL when considering the site survey.

4.2 Building Immunity Requirements

In accordance with the requirements of Douglas Shire Council’s planning scheme policy, flood immunity is required for the proposed habitable floor levels against the 100-year flood event. Building levels are to be set to achieve this immunity, plus a 300mm freeboard, thereby being no lower than 3.10m AHD.

4.3 Existing Site Levels

As noted in **Section 2**, existing site levels vary from approximately 5.05m AHD to approximately 1.90m AHD. Earthworks (filling) will be required on a portion of the site to achieve flood immunity to the proposed new lots.

4.4 Habitable Floor Level

As noted in **Section 4.2**, habitable floor levels for house sites are required to have a minimum 300mm freeboard above the 100 year ARI level, giving 3.1m RL based on the previously mentioned assessment. However, given the uncertainty in accuracy over the approximation of the 100-year ARI event level, a freeboard of 500mm has been applied. This sets the adopted minimum habitable floor level at 3.3m RL.

4.5 Proposed Earthwork

Other criteria considered in determining proposed site levels for the site relate to tying into existing road levels at the eastern side of the site and applying compliant road horizontal / vertical geometry parameters to meet the requirements of Douglas Shire Council’s Planning Scheme Policy SC6.5 “FNQROC Regional Development Manual”, whilst also considering an efficient earthwork cut / fill arrangement.

As a result of the above considerations, preliminary lot levels have been developed, which are nominated on drawing 188-002-SK04 (**Appendix E**). The levels allow for a minimum house site level of 3.396m RL.

Earthworks will be designed and constructed during the operational works phase in accordance with the requirements of the FNQROC Regional Development Manual and Australian Standard AS3798 – 2007 (as amended) “Guidelines on Earthworks for Commercial and Residential Developments”. On site testing during construction shall be carried out by a NATA Registered Laboratory and submitted to Council as part of the as-constructed submission associated with an Operational Works approval.

5. Roads

5.1 Site Access

Discussion has been held with the Department of Transport and Main Roads (TMR) regarding access to the proposed development. A proposal for direct access to the development from Port Douglas Road was put forward, however this was not supported by TMR. TMR advised the following (refer history of correspondence included in **Appendix F**):

- Preference is to provide access to the subject land via the existing service road.
- Provide additional width to the existing service road as required by utilising the state land.
- Relocate the existing rail platform, if required (this will not be necessary).

The proposed access arrangement is shown on drawing 188-002-SK03 with minor widening to the existing service road carriageway required. The service road will be extended to the site entrance with relocation of the existing pedestrian footpath required. It is noted that relocation of the existing Bally Hooley rail platform is not required. Detailed design of the proposed access arrangement will be undertaken during the operational works phase.

5.2 Internal Geometry

Preliminary horizontal road geometry is shown on CivilWalker Consulting Engineers drawing 188-002-SK03, with the following characteristics:

- Common Property Typical Width = 12m
- Carriageway Width = 6m
- Verge Width = 3m

Design of the vertical geometry will be undertaken during the operational works phase, however it is noted that a general minimum longitudinal grade of 0.5% shall be adopted for the carriageway, with longitudinal grades through intersections not exceeding 4% to comply with typical road design standards. Vertical curves will be provided where changes in grade exceed 1% with the vertical curve length conforming to Austroads guidelines.

5.3 House Site Access

Access to house sites will generally be available directly from the internal road network. The exception to this will be lots 10, 11, 16, 17, 24 and 25 which will have access from a shared driveway arrangement.

5.4 Pavement

Road pavements will be designed and constructed in accordance with sound engineering practice. It is expected that the road pavement material will be either an asphalt surfaced unbound granular composition or a concrete pavement. Pavement design will be undertaken during the operational works phase, at which time a pavement structure will be confirmed.

5.5 Parking

Parking will be available within the common property road cross section, however additional parking has been planned near the development entrance with nine (9) car parks being allocated. All car parking will be designed in accordance with the relevant elements of AS/NZS 2890.

6. Stormwater Drainage

6.1 Existing Drainage Regime

The site generally falls from east to west, with site run-off draining to an existing stormwater outlet (identified on survey plan in **Appendix A**) located near the north-western corner of the lot. An existing swale near the western boundary directs flow to the outlet (refer **Photographs 6.1** and **6.2**). Site run-off not captured by the swale sheet flows further westward and across the boundary into the existing Mirage Country Club drainage system.



Photograph 6.1 – Existing Drainage Swale Directing Site Run-Off to Existing Outlet



Photograph 6.2 – Existing Drainage Swale Directing Site Run-Off to Existing Outlet

6.2 Proposed Drainage Regime

House sites will generally be graded so that they fall to the road frontage. The minor event drainage philosophy will generally be based on the following:

- Site run-off to be directed to common property road area;
- Flows will be conveyed within the road carriageway westward to drainage inlet pits;
- Drainage inlet pits will capture the flow and direct it into an underground drainage network; and
- The underground drainage network will direct flow westward where it will outlet to the existing outlet points nominated in **Section 6.1**.

The major event drainage philosophy will be based on conveying surface flows via the new road to the existing outlets. The proposed road will take the balance of the 100-year rainfall event that is not conveyed within the underground drainage network.

Stormwater design will be undertaken using the Rational Method in accordance with the FNQROC Regional Development Manual, the Queensland Urban Drainage Manual and Council's requirements. Consideration will also be given to impacts of severe storms in accordance with the requirements of the Queensland Urban Drainage Manual.

7. Water Supply

A copy of Council's water supply infrastructure in the vicinity of the site was obtained from Council officers on 28 August 2019 and is contained within **Appendix G**.



Figure 7.1 – Water Reticulation Services (shown in blue)

Water reticulation mains are located on Port Douglas Road as follows:

- 200mm diameter main on western side of the road.
- 300mm diameter main on western side of the road.
- Mains of various sizes on eastern side of the road.

It is proposed to connect the development to Council's existing network via the existing 200mm diameter main on Port Douglas Road.

An existing connection exists from Council's main to the existing gymnasium, which is proposed to remain in place.

Hydrant testing will be undertaken during the operational works design phase so that details on the existing system pressure can be understood. This will inform the development water reticulation network design such that adequate pressure can be provide for water supply and fire fighting.

The detail behind connection and design works will be resolved with Council officers during the Operational Works phase, which is typical for this type of development.

8. Sewerage

A copy of Council's sewerage infrastructure in the vicinity of the site was obtained from Council officers on 28 August 2019 and is contained within **Appendix G**.



Figure 8.1 – Sewerage Services (shown in red)

A 300mm diameter sewer gravity main is located on the eastern side of Port Douglas Road, however fall is not available to connect a gravity system from the proposed development to this main. The following regime is therefore proposed:

- Provide an internal gravity sewer system that falls the western side of the site;
- Outlet the above internal gravity sewer into a proprietary sewer pump station;
- Pump sewage via a rising main from the pump station into a manhole adjacent to the existing 300mm diameter main; and
- Outlet from the manhole into the existing 300mm diameter main via a gravity sewer.

It is understood that a similar system is in place for the existing Oaks Resort located on the northern side of the proposed development.

The detail behind connection and design works will be resolved with Council officers during the Operational Works phase, which is typical for this type of development.

9. Summary

CivilWalker Consulting Engineers were commissioned by Port Pacific to prepare an engineering report in support of a Development Application for a proposed development at 111 – 119 Port Douglas Road, Port Douglas. The subject site is more formally described as Lot 3 on RP72991.

The proposed development involves a retirement village with road infrastructure contained within a common property area. The road and utility infrastructure will not be handed over to Council rather, they will be managed under a site management arrangement.

The purpose of this report is to describe the following engineering aspects regarding the proposed development:

- Consideration of Existing Conditions;
- Review the Proposed Development;
- Flooding and Site Levels;
- Proposed Roads and Access
- Stormwater Drainage;
- Water Supply; and
- Sewerage.

The site has various improvements including a gymnasium, a tennis court, a swimming pool and a pathway network that connects the existing Reef and Oaks resorts. It generally falls from east to west, with most of the site draining to an existing drainage swale within the Mirage Country Club on the western boundary. Existing site levels vary from approximately 5.05m AHD to approximately 1.90m AHD.

Access is currently gained via an existing service road adjacent to Port Douglas Road. Liaison with TMR has determined that direct access to the development via Port Douglas Road will not be supported and that access shall be provided via extension of the existing service road with widening as required. Internal road infrastructure will be provided as follows:

- Common Boundary Width = 12m
- Carriageway Width = 6m
- Verge Width = 3m

Review of the Douglas Shire Council's Flood and Storm Tide Inundation Overlay Maps was undertaken to determine flood impact on the site. The western boundary of the proposed development site straddles the medium hazard and high hazard storm tide inundation areas documented. The overlay map also identifies that the western site boundary straddles the 100-year ARI flood event. Assessment of the overlay extent provides an approximate 100-year ARI level of 2.8m RL when considering the site survey.

Habitable floor levels for house sites have been adopted at 500mm above the assessed 100-year flood event given the uncertainty in accuracy of the data available, setting the adopted minimum level of 3.3m RL.

Earthworks will be designed and constructed during the operational works phase in accordance with the requirements of the FNQROC Regional Development Manual and Australian Standard AS3798 – 2007 (as amended) “Guidelines on Earthworks for Commercial and Residential Developments”. On site testing during construction shall be carried out by a NATA Registered Laboratory and submitted to Council as part of the as-constructed submission associated with an Operational Works approval.

House sites will generally be graded so that they fall to the road frontage. The minor event drainage philosophy will generally be based on the following:

- Site run-off to be directed to common property road area;
- Flows will be conveyed within the road carriageway westward to drainage inlet pits;
- Drainage inlet pits will capture the flow and direct it into an underground drainage network; and
- The underground drainage network will direct flow westward where it will outlet to the existing outlet points.

The major event drainage philosophy will be based on conveying surface flows via the new road to the existing outlets. The proposed road will take the balance of the 100-year rainfall event that is not conveyed within the underground drainage network. Stormwater design will be undertaken using the Rational Method in accordance with the FNQROC Regional Development Manual, the Queensland Urban Drainage Manual and Council’s requirements. Consideration will also be given to impacts of severe storms in accordance with the requirements of the Queensland Urban Drainage Manual.

Connection to Council’s existing water reticulation network is proposed to be via both the existing 200mm diameter main located on the western side of Port Douglas Road.

Connection to Council’s existing sewerage network is proposed to be via a rising main to the existing 300mm diameter main on the eastern side of Port Douglas Road.

In summary, this report determines the following regarding the proposed development:

- Access to the site is available via the existing service road adjacent to Port Douglas Road;
- The internal road and utility infrastructure will not be handed over to Council, but will be managed under a site management arrangement.;
- The required flood immunity level has been assessed based on information contained on Council’s Flood and Storm Tide Inundation Overlay Maps, with a minimum habitable floor level being adopted as 3.3m RL;
- A drainage regime has been identified and can be achieved to meet the relevant requirements;
- Earthworks will be undertaken in accordance with the requirements of AS/NZS 3798-2007 (as amended) “Guidelines on Earthworks for Commercial and Residential Developments”;
- Water reticulation can be appropriately connected to Council’s network; and
- Sewerage connection can be appropriately provided to Council’s network.

Appendix A

Survey Plan

No.	Date	Details	Chk
A	23/05/19	Original issue	GLA

LEGEND

These standard symbols can be found in the drawing.

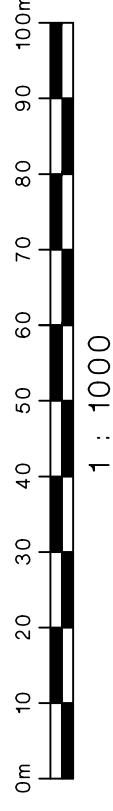
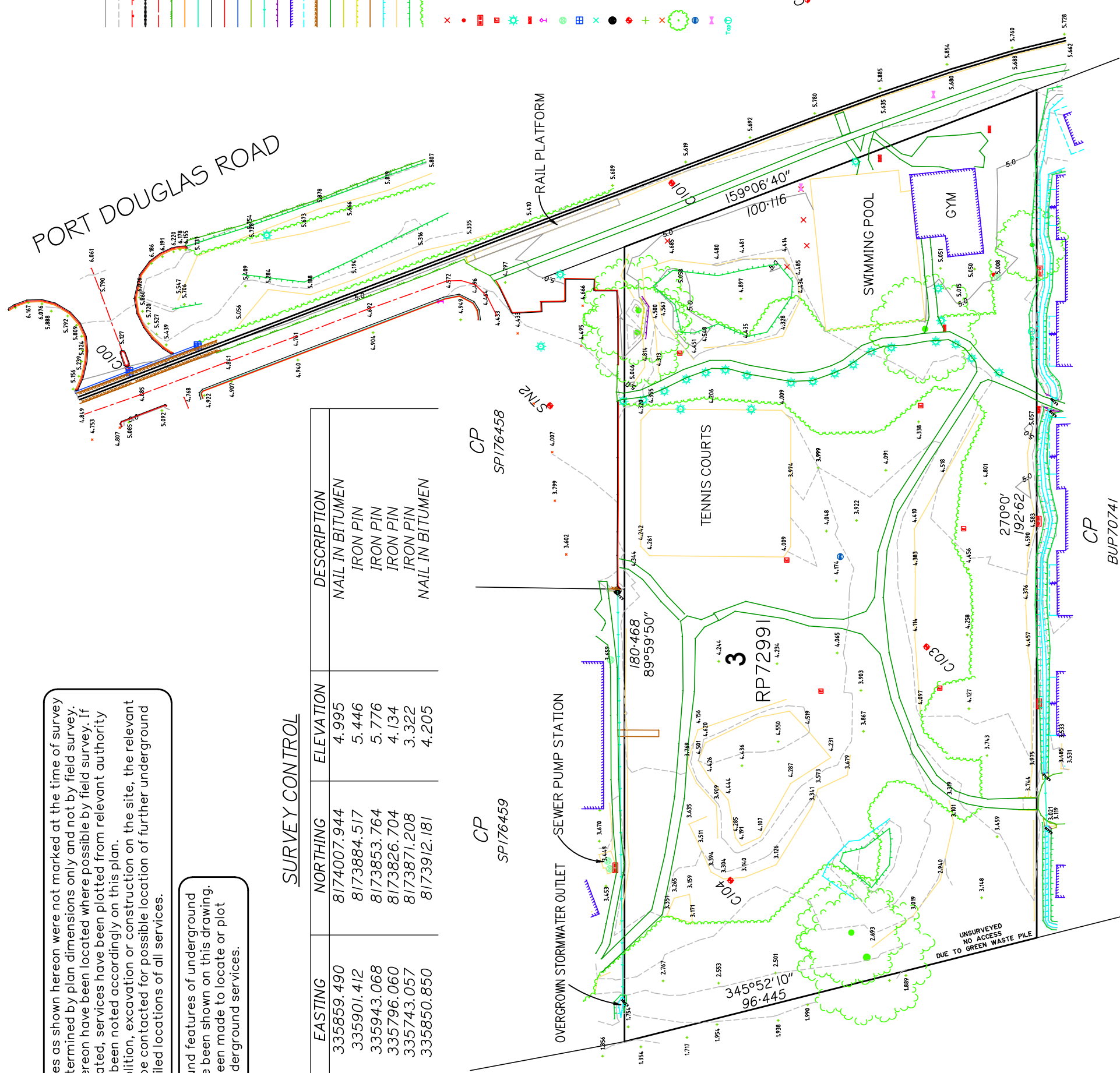
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- ROAD-KERB-TOP
- STORM-GRATED-PIT
- STORM-HEADWALL
- STORM-INVERT-LEVEL
- STRUC-BOTTOM-WALL
- STRUC-BUILDING
- STRUC-EAVES
- STRUC-EDGE-CONCRETE
- STRUC-PATH
- STRUC-STEPS
- STRUC-TOP-WALL
- STRUC-WALKWAY
- TOPO-BOTTOM-BANK
- TOPO-CHANGE-GRADE
- TOPO-TOP-BANK
- VEG-LINE
- ELECTRICAL-LIGHT
- ELECTRICAL-SWITCH-BOARD
- POWER-BOX
- POWER-LIGHT-POLE
- POWER-MH
- ROAD-SIGN-POST
- SEWER-SEMH
- STORM-GRATED-PIT
- STORM-INVERT-LEVEL
- STORM-MH
- SURVEY-BM
- TOPO-NATURAL-SURFACEMARK
- TOPO-SURFACE-LEVEL
- VEG-TREE
- WATER-METER
- WATER-VALVE
- WATER-WATER TAP

The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. Services shown hereon have been located where possible by field survey. If not able to be located, services have been plotted from relevant authority records and have been noted accordingly on this plan. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

Visible above ground features of underground services only have been shown on this drawing. No attempt has been made to locate or plot the location of underground services.

SURVEY CONTROL

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132
SPI60477

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 Coordinate Projection: MGA ZONE 55
 Coordinate Datum: GDA 94
 Origin of Coordinates: OPSM163211
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 Meridian: RP72991
 Map Reference:
 Contour Interval: 0.5m
 Job No: 34807-1-1
 File No:
 Drawn: DR
 Surveyed by: DR & CC
 Approved:

Locality: PORT DOUGLAS
 Local Authority: DOUGLAS SHIRE COUNCIL
 CLIENT:

PORT PACIFIC DEVELOPMENTS

Project:
 DETAIL SURVEY OF
 LOT 3 ON RP729991
 FOR RESIDENTIAL
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Date: 22th May, 2019
 Sheet 1 of 1 Sheets
 Scale: 1:1000 @ A3
 Plan No: 34807/001A

Appendix B

Plan of Development

NOTES:

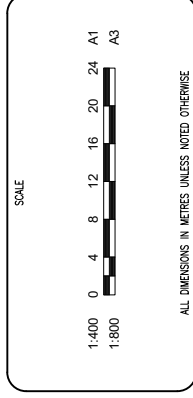
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2. VERGES 3.0m WIDE. EXCEPT AT SHARED DRIVEWAYS WHERE THEY ARE REDUCED TO 2.0m.
3. ON-STREET PARALLEL CAR PARKS 2.1m WIDE & 6.7m LONG.
4. ON-STREET 90° CAR PARKS 2.4m WIDE & 5.4m LONG.

THE OAKS RESORT



NO.	DATE	DESCRIPTION	DESIGN	APPROVED
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6	22.01.20	LOT 26 & 27 ADJUSTED	CW	DJW
5	22.01.20	LOT SIZES AMENDED	CW	DJW
4	22.01.19	LOT 1 - 11 ADJUSTED	CW	DJW
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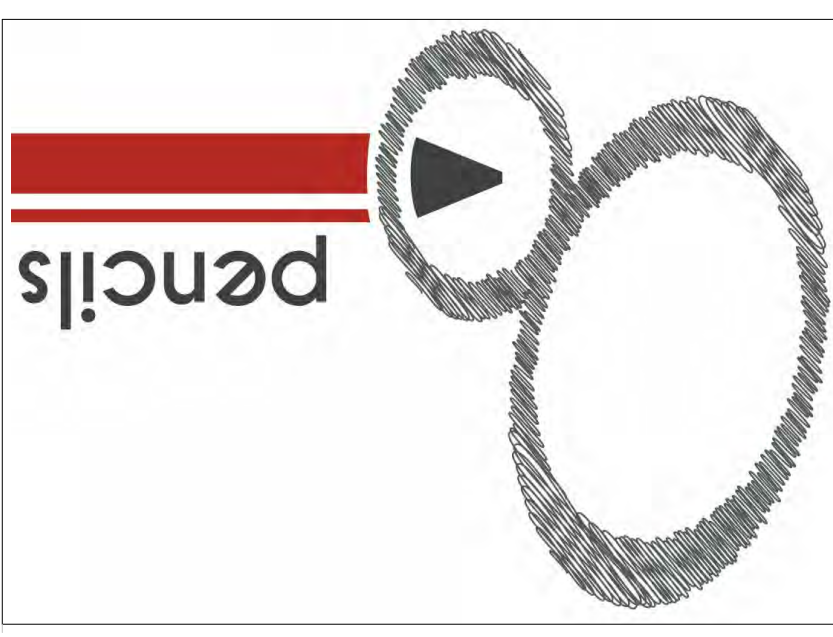
CLIENT
PORT PACIFIC DEVELOPMENTS



DRAWN	CW	CHECKED	DJW	PROPOSED DEVELOPMENT
DESIGNED	CW	APPROVED	DJW	PLAN C
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				DRAWING NO.
				1
				DATE
				1

Appendix C

8 Pencils Site Plan



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 124 SPENCE STREET CAIRNS
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 WWW.8PENCILS.COM.AU

DATE	Client Review	25/02/2020
DATE	Client Review	23/02/2020

REV	DESCRIPTION	DATE
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CLIENT
 PORT PACIFIC DEVELOPMENTS

PROJECT
 OVER 50's ACCOMMODATION COMPLEX

PORT DOUGLAS

DRAWING
 SITE PLAN

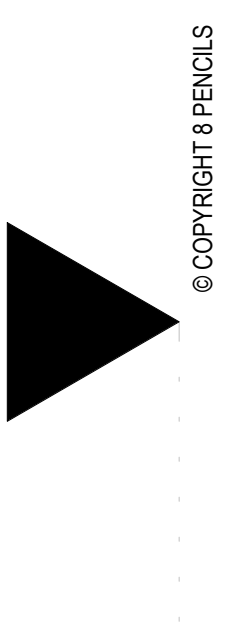
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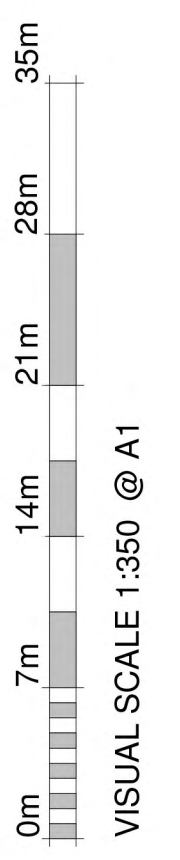
SCALE
 1:350

PROJECT N°	2187	DRAWING N°	DA01	REV	DA2
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NOTE
 DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF 8 PENCILS



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1 Site Plan
 1:350 @ A1





Appendix D
Douglas Shire Council
Flood and Storm Tide Inundation Overlay Map

Flood and Storm Tide Inundation Overlay Map

Flood and Storm Tide Inundation:

-  Storm Tide - High Hazard
-  Storm Tide - Medium Hazard
-  100 Year ARI (Mossman, Port Douglas and Daintree Flood Studies)
-  Floodplain Assessment Overlay

Other Map Layers:

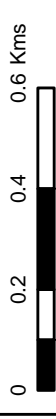
-  1:15,000 Map Extents
-  Local Government Boundaries
-  Property Boundaries
-  Ocean

Based on or contains data provided by Douglas Shire Council and the State of Queensland. In consideration of these agencies permitting use of this data you acknowledge and agree that these agencies give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

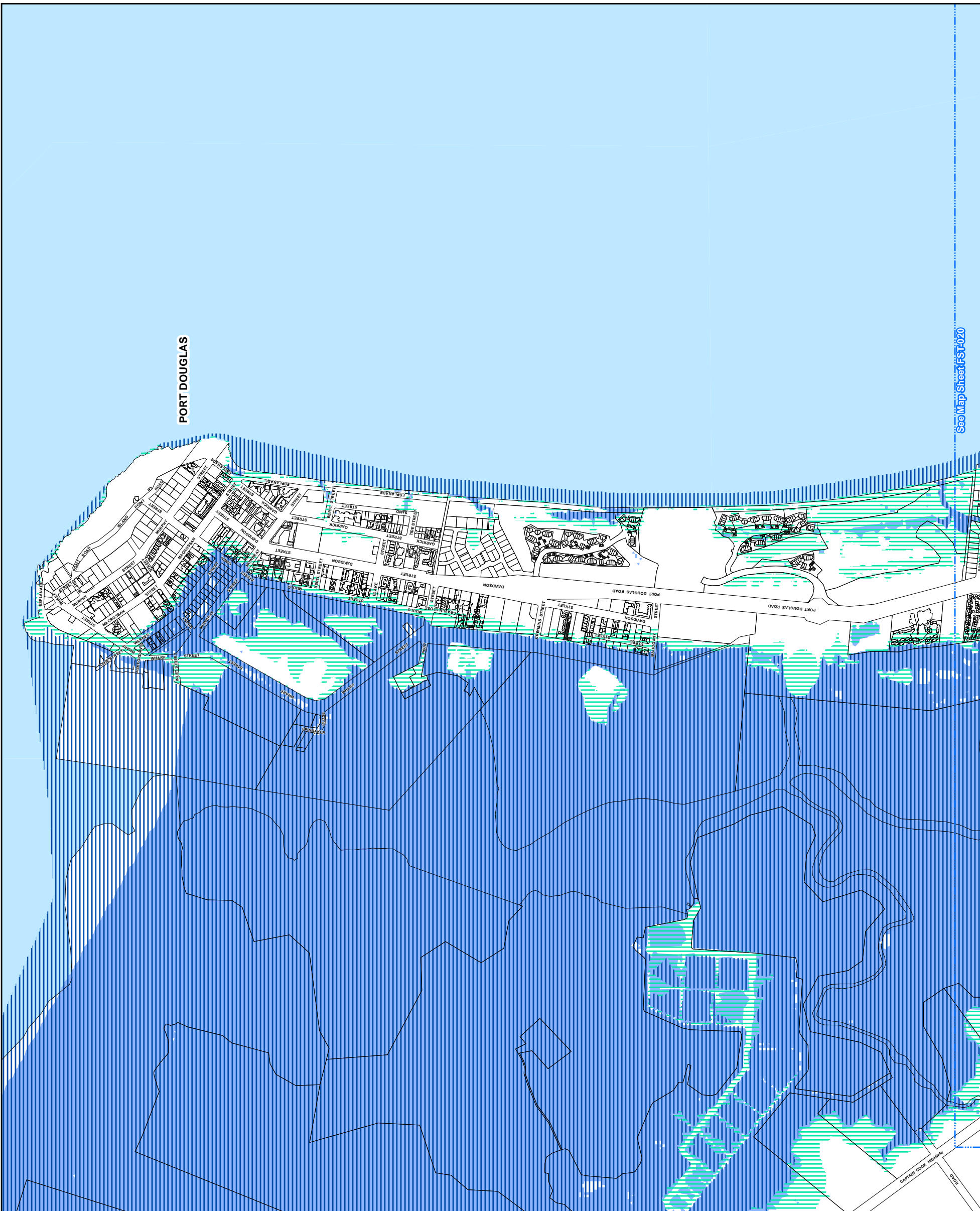
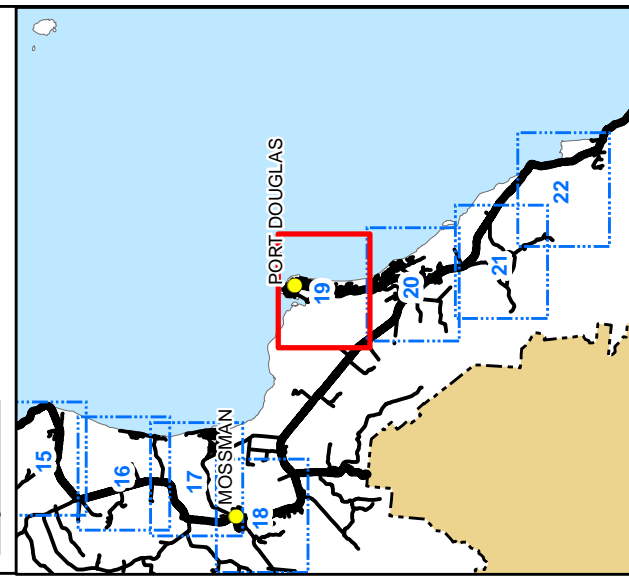
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Produced by: Mangoesmapping Pty Ltd on 13/06/2017
hello@mangoesmapping.com.au

Projection: MGA94 Zone 55
Approx. Scale @ A3 1:15,000



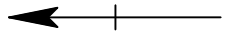
Map Sheets:



See Map Sheet FST-020

Appendix E

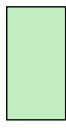
Preliminary Site Grading



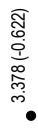
NOTE:

THE SITE LEVELS NOMINATED ON THIS PLAN ARE PRELIMINARY DESIGN LEVELS ONLY AND SUBJECT TO DETAILED DESIGN.

LEGEND

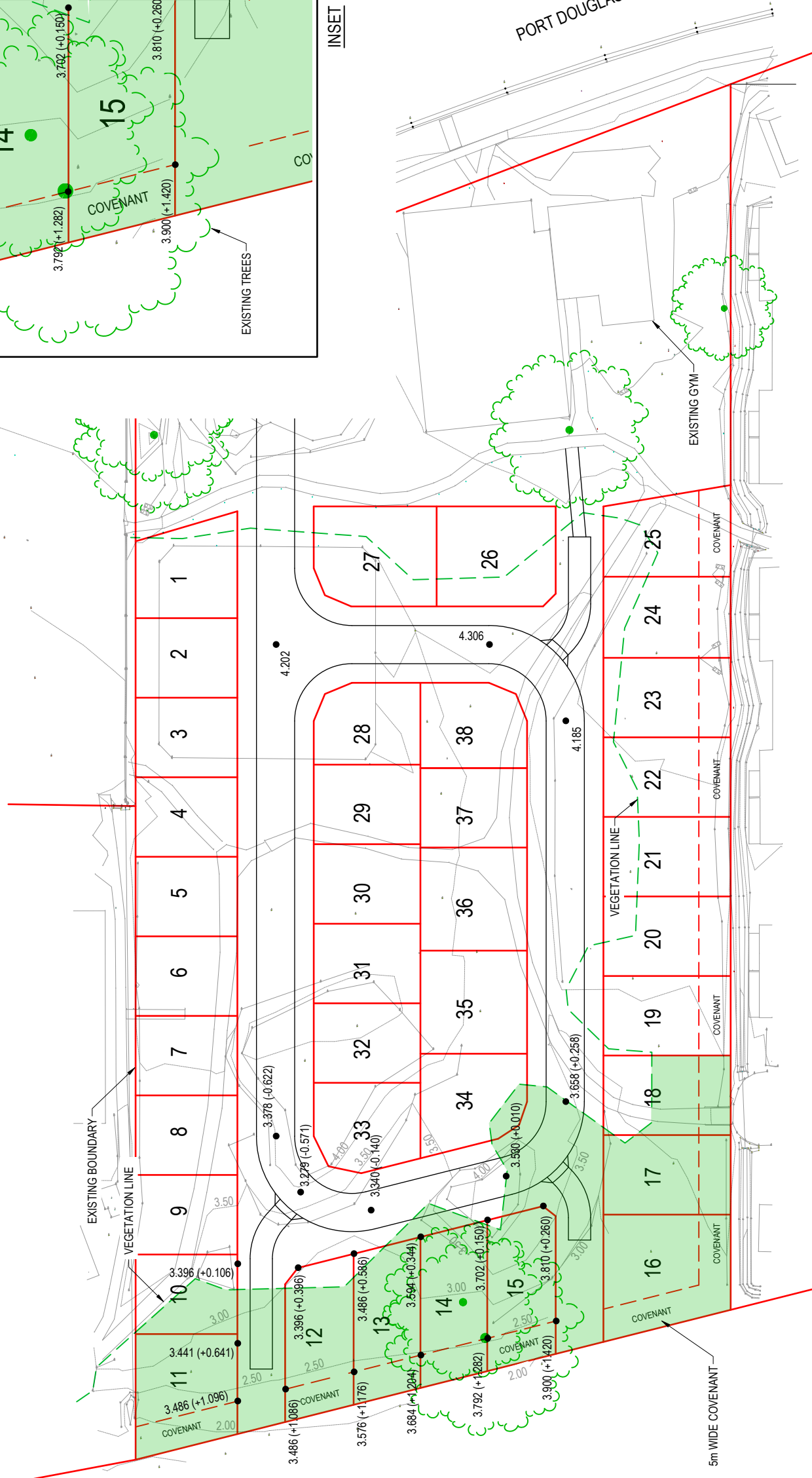


EXISTING VEGETATION ON WESTERN BOUNDARY TO BE REMOVED DUE TO PROPOSED FILLING

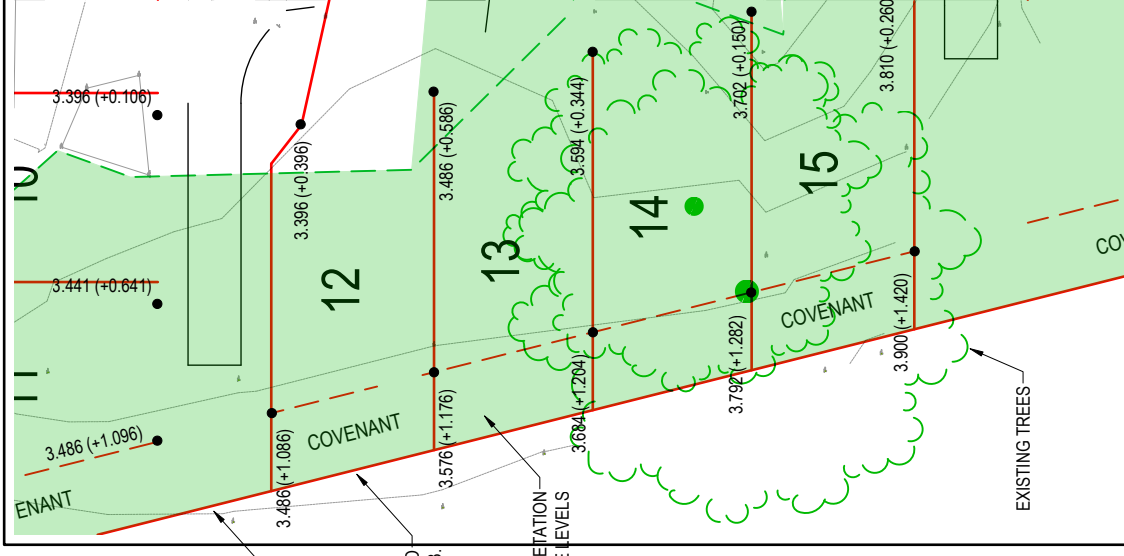


PRELIMINARY LEVEL & FILL / CUT DEPTH
POSITIVE IS FILL, NEGATIVE IS CUT

THE OAKS RESORT

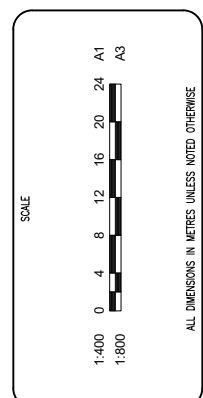


INSET



NO.	DATE	DESCRIPTION	DESIGN	APPROVED
2	30.01.20	LOT 16-18 CLEARING	CW	DJW
1	18.12.19	INITIAL ISSUE		

CLIENT
PORT PACIFIC DEVELOPMENTS



DRAWN	CW	DJW	CHECKED	DJW	PROPOSED DEVELOPMENT
DESIGNED	CW	DJW	CHECKED	DJW	PRELIMINARY COMMON PROPERTIES
APPROVED					

DATE: _____ REF: _____ DRAWING NO. 1

Appendix F

*Department of Transport and Main Roads
Correspondence*

Daryl Walker

From: Amod P Rijal <Amod.P.Rijal@tmr.qld.gov.au>
Sent: Tuesday, 30 October 2018 11:16 AM
To: Daryl Walker
Cc: Peter J McNamara
Subject: RE: 111-119 Port Douglas Road - Request for Advice (in Principal) Regarding Proposed New Access

Hi Darryl,

Further to our conversation, DTMR would like to confirm that;

1. Preference is to provide access to the subject land for the development via the existing service road. DTMR acknowledges constraints highlighted in your email dated 9 Oct 2018.
2. DTMR suggests to design the access road to indicate the following;
 - a. to indicate additional width can be achieved by utilising the state land and
 - b. relocation of the rail platform.
3. Relocation of the platform to the other side of the rail line or relocation to a nearby location to avoid conflict/s between traffic and people movement (Rail passengers) would be acceptable to the department subject to the assessment of the design.
4. The proposed direct access arrangement to and from the subject site via Port Douglas Road is not supported by the department.

Kind regards

Amod P Rijal
Principal Engineer (Civil) | Far North District | North Queensland Region
Program Delivery and Operations | Department of Transport and Main Roads

Floor 5 | Cairns Corporate Tower | 15 Lake Street | Cairns Qld 4870
PO Box 6185 | Cairns Qld 4870
P: (07) 4045 7230 | F: (07) 4045 7138 | M: 0437 730 635
E: amod.p.rijal@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Kind regards

Amod P Rijal
Principal Engineer (Civil) | Far North District | North Queensland Region
Program Delivery and Operations | Department of Transport and Main Roads

Floor 5 | Cairns Corporate Tower | 15 Lake Street | Cairns Qld 4870
PO Box 6185 | Cairns Qld 4870
P: (07) 4045 7230 | F: (07) 4045 7138 | M: 0437 730 635
E: amod.p.rijal@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Peter J McNamara
Sent: Wednesday, 10 October 2018 9:59 AM
To: Amod P Rijal <Amod.P.Rijal@tmr.qld.gov.au>
Cc: John P Marhin <john.p.marhin@tmr.qld.gov.au>
Subject: FW: 111-119 Port Douglas Road - Request for Advice (in Principal) Regarding Proposed New Access

THANKS

Kind regards,

Peter McNamara

Principal Engineer (Civil) | Far North District

Program Delivery & Operations | Infrastructure Management and Delivery | Department of Transport and Main Roads

Floor 5 | Cairns Corporate Tower | 15 Lake Street | Cairns Qld 4870

PO Box 6185 | Cairns Qld 4870

P: (07) 40457210 | M: 0407670468

E: peter.j.mcnamara@tmr.qld.gov.au

W: www.tmr.qld.gov.au



From: Daryl Walker <daryl@civilwalker.com.au>

Sent: Wednesday, 10 October 2018 6:20 AM

To: Peter J McNamara <peter.j.mcnamara@tmr.qld.gov.au>

Cc: Matt Ingram <matt@urbansync.com.au>

Subject: 111-119 Port Douglas Road - Request for Advice (in Principal) Regarding Proposed New Access

Hi Peter,

Please refer to the attached letter and sketch regarding a proposed new access from Port Douglas Road.

Our client is currently considering purchase of the site located at 111-119 Port Douglas Road, but needs some certainty over how access will be achieved. The proposed option is for a new access from Port Douglas Road (as described and for the reasons noted in the attached).

Is it possible to have your thoughts on the proposal? The advice we are looking for is confirmation on whether or not such a proposal would be acceptable in principle conditional on compliance with Main Roads' relevant standards.

Regards,

Daryl Walker

Director / Principal Engineer

BE(Hons) ME DipPM MIEAust RPEQ

CivilWalker

Consulting Engineers

PO Box 509, Palm Cove Qld 4879

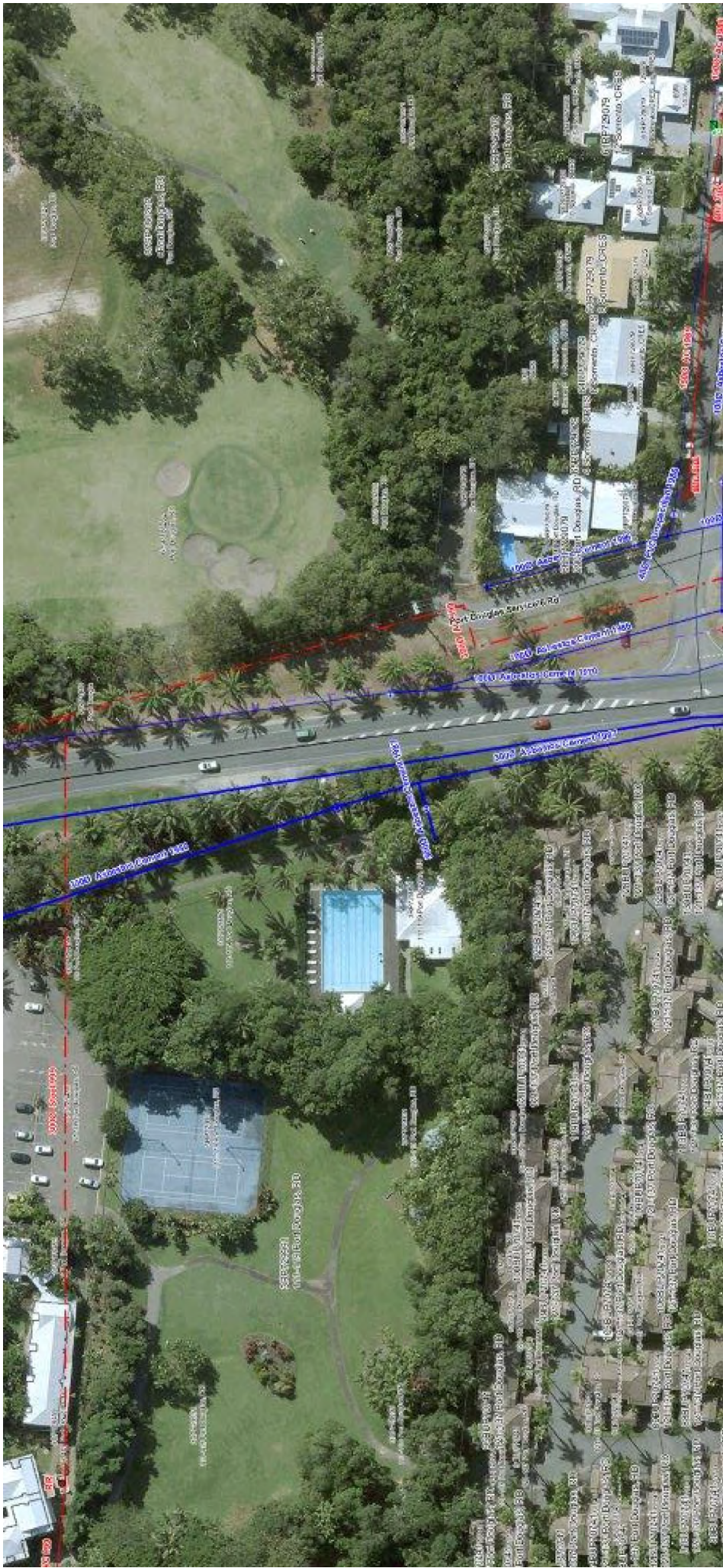
M: 0427 515 177

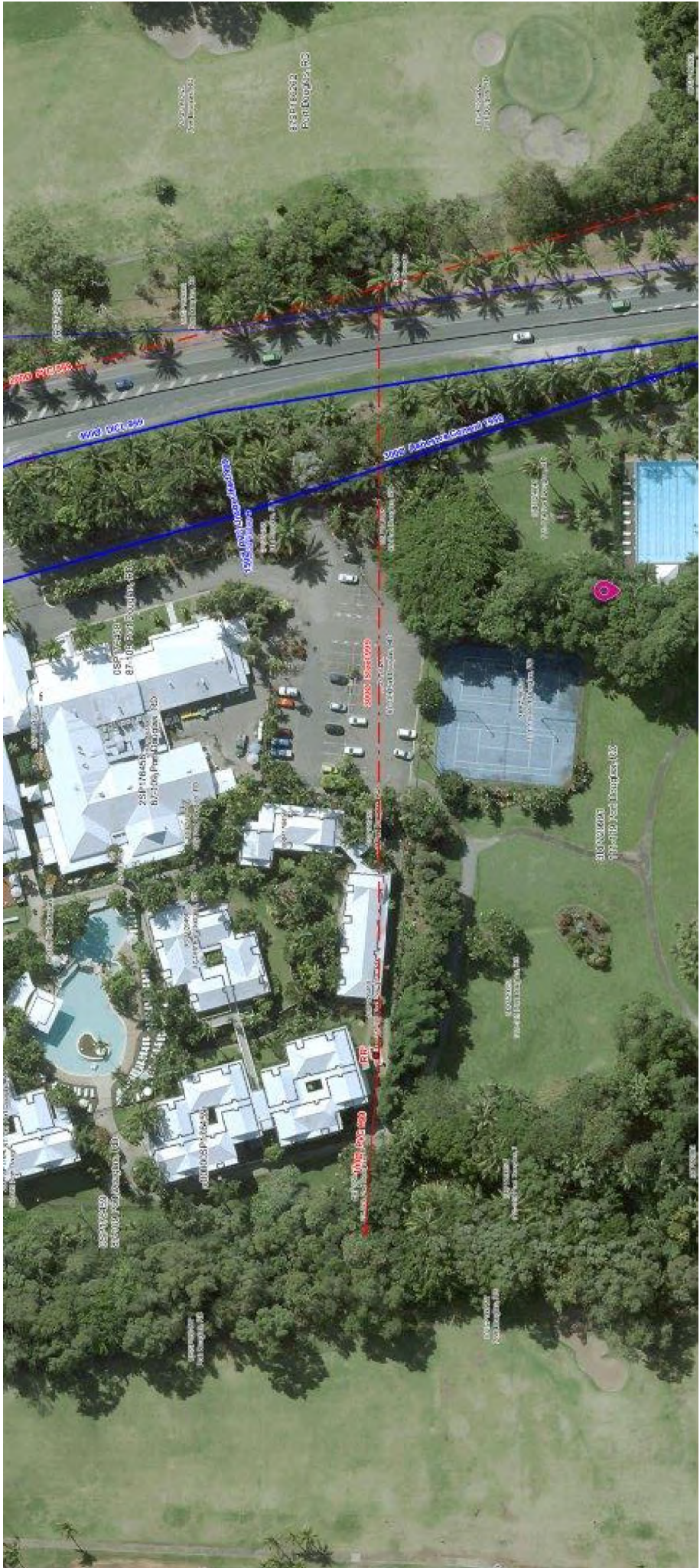
E: daryl@civilwalker.com.au

WARNING: This email (including any attachments) may contain legally

Appendix G

*Douglas Shire Council
Water and Sewerage Infrastructure*





8881 155th Ave
Palm Beach Gardens, FL 33418

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CONSULTING ENGINEERS

Appendix F