

21 June 2023

Enquiries: Jenny Elphinstone
Our Ref: CA 2023_5309/1 (Doc ID 1164365)
Your Ref: 23-04/001230

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

NV & JS Pty Ltd
C/- Planning Plus
PO Box 399
REDLYNCH QLD 4870

Email: evan@planningplusqld.com.au

Attention Mr Evan Yelavich

Dear Sir

**Information Request For Change Application
(Given under Section 12 of the Development Assessment Rules)**

Council refers to your other change to the development application for which a confirmation notice was issued on 22 June 2023.

Applicant Details

Name: NV & JS Pty Ltd
Postal Address: C/- Planning Plus
PO Box 399
Redlynch Qld 4870
Email: evan@planningplusqld.com.au

Property Details

Street Address: 30 - 32 Warner Street Port Douglas
Real Property Description: Lots 418 and 419 on PTD 2091
Local Government Area: Douglas Shire Council

Application Details

Application Number: CA 2023_5309/1
Approval Sought: Development Permit

Nature of Development Proposed: Combined Application for Material Change of use for Two (2) Dual Occupancies and Short-term Accommodation and Reconfiguration of a Lot (2 lots into 4 lots).

Description of the Development Proposed: Combined Application for Material Change of use for Two (2) Dual Occupancies and Short-term Accommodation and Reconfiguration of a Lot (2 lots into 4 lots).

Additional Information Requested

The following additional information is requested in order to complete an assessment of the application:

Need for building design to appropriately address street

Considerations under the Local Plan include as follows.

AO7.1, requires, *“For all buildings, parking is: (a) to the side of buildings and recessed behind the main building line; or (b) behind buildings; or (c) wrapped by the building façade, and not visible from the street.”* The associated PO states, *“Vehicle access, parking and service areas: (a) do not undermine the relationship between buildings and street or dominate the streetscape ...”*

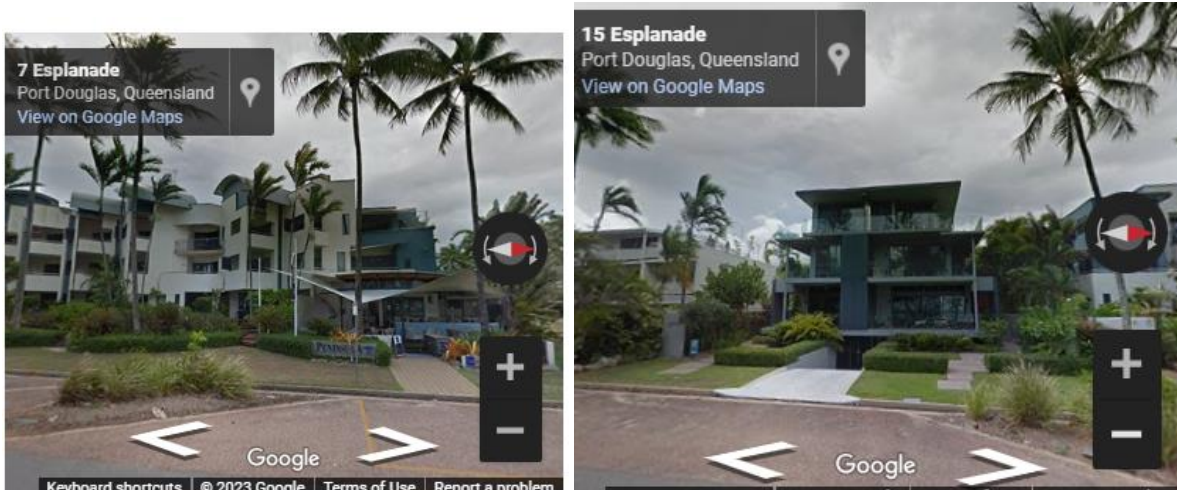
PO11 states, *“Buildings: (a) address street frontages; (b) ensure main entrances front the street or public spaces; (c) do not focus principally on internal spaces or parking areas.”*

It is acknowledged the Storm Tide Inundation considerations cause a need to provide suitable attenuation.

Your original design with the commercial component at the street interface achieved the local plan outcomes and respected the storm tide constraint.

The current amended proposed development of setting the buildings well back from the street with garages in front is not considered appropriate given the Centre Zoning and the desire for development to address the street.

Examples of other developments that address the street, without the dominating car parking element are given below from the Esplanade area, taken from Google street view..



1. Please provide advice to the consideration of the above comments to meet the code requirements.

Landscaping

The applicant response to the AO2.1, Port Douglas / Craiglie Local Plan Code, states, "The proposal will provide appropriate tropical landscaping in accordance with the desired Port Douglas character." The AO refers to the "*retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: ... Warner Street.*"

Demonstration of compliance is also required under AO4 "*Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic vegetation.*"

Without a landscape plan demonstrating compliance Council is unable to determine whether this can be achieved.

2. Please provide a landscaping plan that demonstrates the compliance.

General Civil Work Design

It is noted that the Civil Work and lot layout plan still refer to the original application.

3. Please provide a proposed plan of civil work, material colours and finished and landscaping that demonstrates the development meets the code requirements.

Due Date

The due date for providing the requested information is 21 September 2023 accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of the application.

Other

Please quote Council's application number: CA 2023_5309/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning