

22 March 2023

Enquiries: Jenny Elphinstone
Our Ref: CA 2023_5309/1 (Doc ID 1145599)
Your Ref: 23-04/001230

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NV & JS Pty Ltd
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REDLYNCH QLD 4870

Email: evan@planningplusqld.com.au

Attention Mr Evan Yelavich

Dear Sir

INFORMATION REQUEST
(Given under Section 12 of the Development Assessment Rules)

Council refers to your development application that was received on 8 March 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
Description of the Development Proposed: Material Change of use for Four (4) Multiple Dwellings and / or Short Term Accommodation, Shop, Office, Food and Drink Outlet (not providing a drive-through facility) and Health Care Services and Reconfiguration of a Lot (2 into 5 lots and common property).

Additional Information Requested

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

Disability Access and Car Parking Spaces for Disability Vehicles

Onsite parking needs to be provided for at least one disability driver car parking space for the commercial use component. Access for disabled persons must be provided between the road boundary and the entry to each of the commercial floorspace entities. Similar access must be provided between the disability car parking space and the entry to the commercial floorspaces.

1. Please provide a plan that demonstrates compliance in accordance with the required Australian Standards. Please also compliment the design plan with a written statement prepared by a suitably qualified person that the car parking and access meet the Australian standards in respect to disability access and parking. Note that accessibility needs to be both from the street and from the disability car parking spaces to the entrance to the Commercial premises and the Short-term accommodation entries. Disability access may require a handrail and separate pedestrian access area marked on the ground if utilising the driveway area.
2. Please nominate on the site plan the bicycle parking as per the Planning Scheme requirements.
3. Please nominate the external lighting for the car parking area.

Refuse Area

3. Please provide a plan detailing details for the refuse collection facilities for the commercial tenancies.

Street Integration Design

4. Please provide a sketch design of the proposed on-street works including on-street parking, footpath etc for the whole of the street frontage from the property boundary to the centre line of the road.

The design needs to include any required relocation of stormwater inlet pits, inclusion of landscaped islands to protect the remaining street trees, sealed and line marked angle parking. The on-street works should reflect the design at the south-east corner of Grant and Warner Streets.

Note – the design does not need to be fully detailed, but sufficient to determine suitability with integrating the development with Council's infrastructure and existing on-street works.

Note – a condition of the approval is likely to require a vegetation report on street trees to determine a "No Go Zone" for root ball disturbance, bollards or similar placed at perimeter of zone with mulch or decorative stone infill.

Roof Plan

5. Please provide a roof plan or clarify this attribute on the upper levels of the unit development. Council is wanting to ensure the window openings have suitable weather protection to enable the windows to be opened and gain air flow during rain events in the wet season.

Landscape Plan

Landscaping is an integral part of the development to ensure a resultant tropical design. There are opportunities for trees within the unit courtyards as well as at the front of each unit. Concern is raised with the proposed roof gardening, nominate don the artist impressions, as there is no accessibility to this area for maintenance. There may also be opportunity for vertical landscaping in part of the front elevation that can green this area and reduce the impact of heat reflected from paved surfaces.

6. Please provide a detailed landscape plan that incorporates tropical design and meets the Planning Scheme outcomes. Please advise how maintenance access is gained to the roof garden areas, including that for the commercial premises.

Water and Waste Water Considerations

7. Please provide a plan of the proposed water and sewer services and connection points for the new development having regard that only one service connection for water and one service connection for sewerage will be permitted by Council. The service details should indicate the capacity sought. Please also provide indicative hydraulic and sanitary drainage plans and proposed of sewer and water augmentation
8. There is a sewer on the adjacent lot at the rear of the property. Please provide advice that the development will not encroach on or place any additional load on the sewer.

Note - As the property is a premises group, the water service connection point will also be the location for the master meter. It is noted that the water services from the property master meter to each meterable premises meter will be the property and responsibility of the owner. The water meters for each premises will be sourced from and remain the property of Douglas Shire Council. The water meters must be always accessible for maintenance and repair or replacement by DSC, it is suggested that the meterable premises meters be no further than 1 meter from the property master meter.

Note - All premises will need to comply with any trade waste and backflow prevention requirements.

Due Date

The due date for providing the requested information is 22 June 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