

Our Ref: 23-04/001256
DSC Ref: CA 2023_5309/1
Date: 29 June 2023

Attn: Ms Jenny Elphinstone
Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Via email: jenny.elphinstone@douglas.qld.gov.au

Dear Jenny,

RE: RESPONSE TO INFORMATION REQUEST IN RELATION TO AN 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)

Planning Plus QLD Pty Ltd acts on behalf of NV & JS Pty Ltd (the 'applicant') in relation to the above-described matter.

We hereby provide the following information in response to Council's Information Request dated 21 June 2023.

Considerations under the Local Plan include as follows.

A07.1, 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 ..."

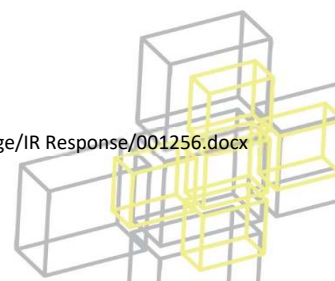
PO11 states, "Buildings: (a) address street frontages; (b) ensure main entrances front the street or public spaces; (c) do not focus principally on internal spaces or parking areas."

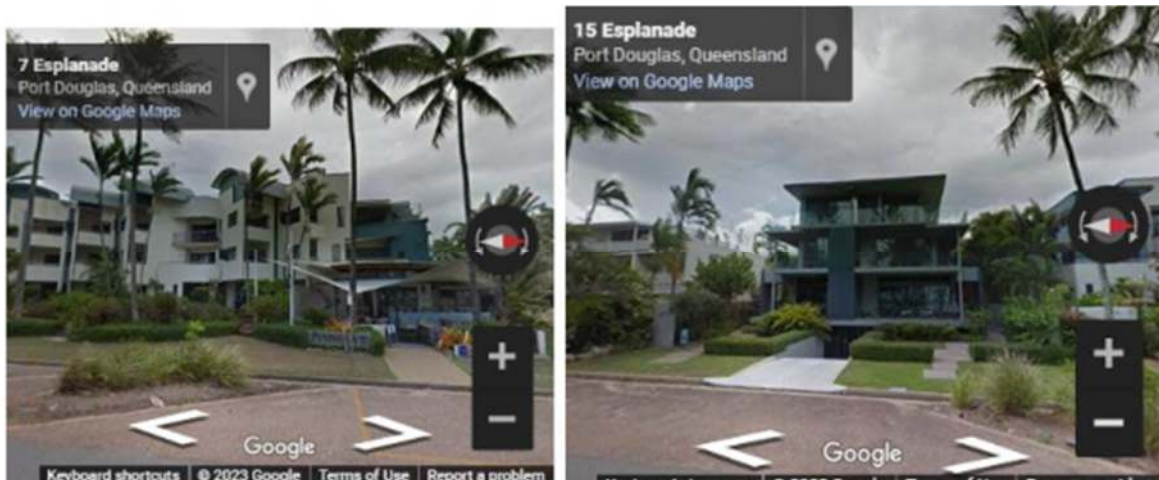
It is acknowledged the Storm Tide Inundation considerations cause a need to provide suitable attenuation.

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..



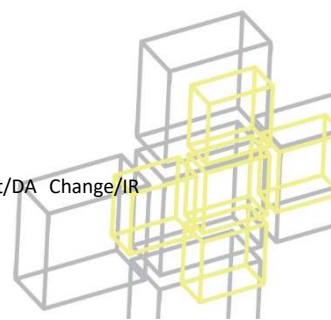


1. Please provide advice to the consideration of the above comments to meet the code requirements.

Please see amended proposal plans included as **Annexure 1**. The applicant acknowledges Council's concerns in respect to this matter and accordingly has made changes to the proposal to reduce the dominance of carparking and allow the building to better address the street frontage.

The changes have involved the lowering of the garages to reduce their visual prominence and allow more visibility to the main buildings behind which remain elevated, and an increase to the façade treatment of the pedestrian entries to increase their visual prominence. Overall, the revised proposal is considered to better address the street and provide increased casual surveillance. In addition to the Perspectives which illustrate this, a Vantage Point Section is provided which shows the view lines towards the building from various points in the Warner Street road reserve, demonstrating that much of the second level of the main building is visible from the road reserve and footpath in front of the site. This is aided by the sloping nature of the site which places the ground level of the main buildings 1.1m higher than the now-lowered garages.

The applicant wishes to retain the current general arrangement of having the main buildings set back on the lot so that the private open space areas can be orientated towards the middle/front of the lot to reduce overlooking of these areas from buildings to the rear. The site adjoins the Villa San Michele Hotel to the rear which comprises three (3) storeys close the rear boundary (approx 2m) on higher land and directly overlooks the site (see images below).

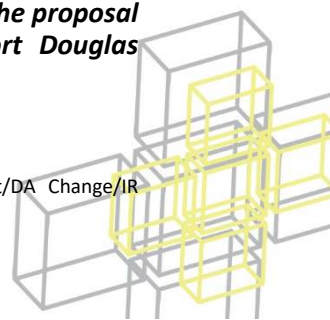




The current proposed arrangement provides greater privacy and amenity with the open space pool/deck areas provided towards the front of the development, as opposed to being out the back where they would be overlooked by the existing building.

Landscaping

The applicant response to the A02.1, Port Douglas / Craigie 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.

An updated landscaping plan is currently being prepared and will be provided to Council within approximately one (1) week of the date of this submission.

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.

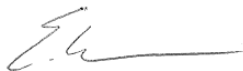
In terms of civil works, the updated Site Plan illustrates proposed sewer and stormwater infrastructure. It is submitted that earthworks and retaining wall design will form part of the Building Approval documentation and that Council may want to impose a condition requiring endorsement of such plans prior to obtaining Building Approval.

In terms of building materials, finishes and colours, some typical proposed finishes and pallet is demonstrated on the Perspectives and Northern and Southern Elevations. These identify an array of visually attractive features from the street such as but not limited to, stone walling to the prominent entry façade and timber-look aluminum fencing screening. Again, it is submitted that Council may want to impose a condition requiring endorsement of the full range of such details prior to obtaining Building Approval.

Finally, in relation to landscaping, we note our response above that updated plans will be provided shortly.

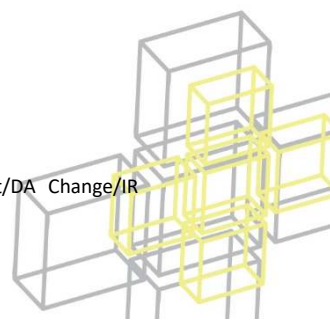
We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours Faithfully

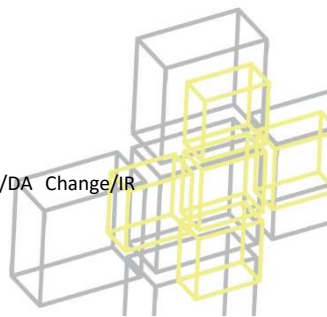


**Evan Yelavich
Director / Planner
Planning Plus QLD Pty Ltd**

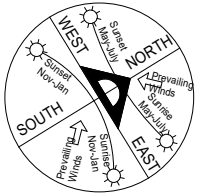
enc. Annexure 1: Updated Proposal Plans



Annexure 1: Updated Proposal Plans



PROPOSED LOTS 1-4
PROPOSED LOT 1 - 511.16m²
PROPOSED LOT 2 - 505.10m²
PROPOSED LOT 3 - 505.10m²
PROPOSED LOT 4 - 511.16m²



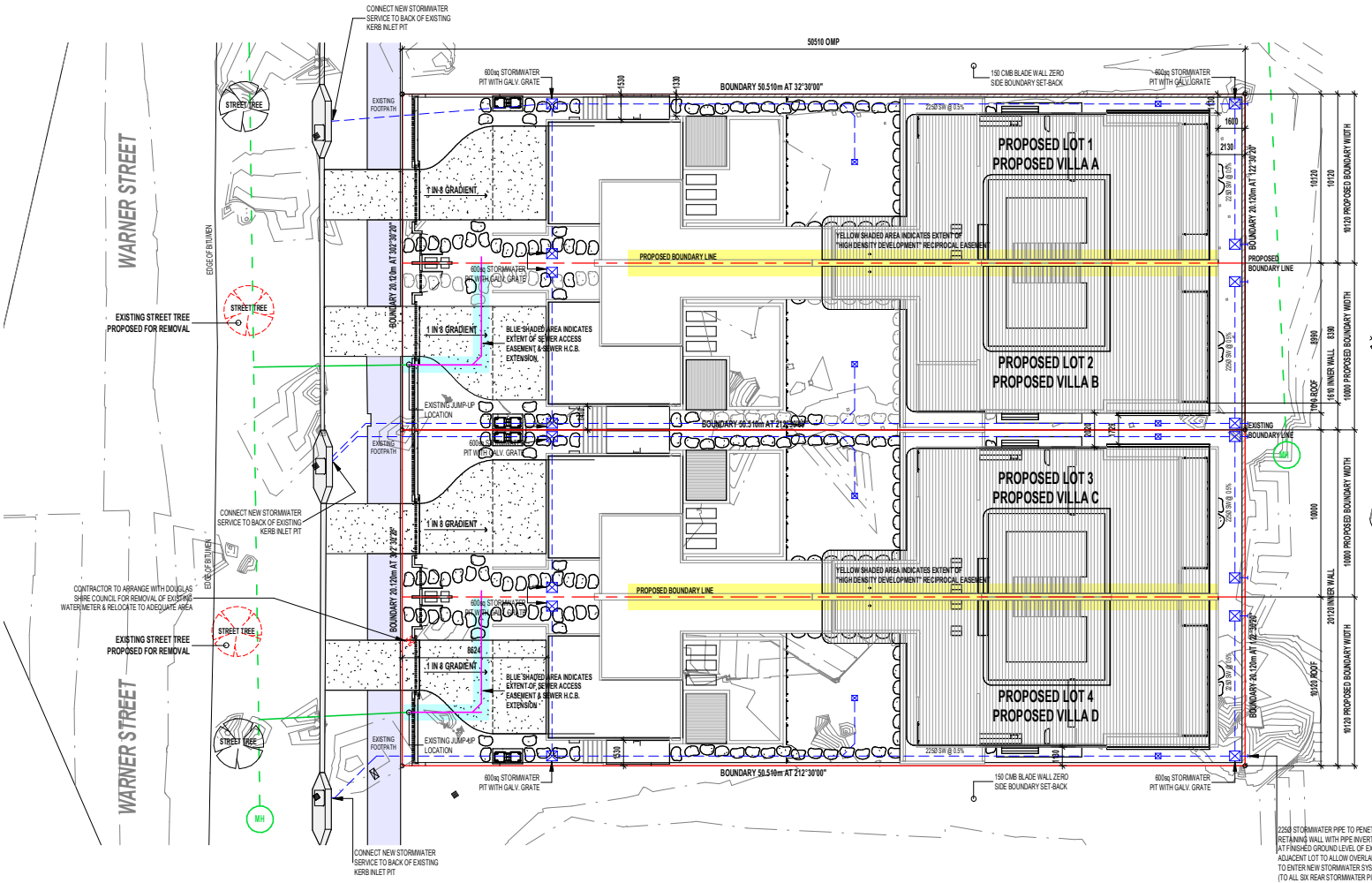
RPD :
LOTS 418 - 419
PTD2091
LOCALITY: PORT DOUGLAS
AREA 2032.52m²

ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES							
WIND CLASS	DESIGN GUST WIND SPEED (m/s)		DESIGN PRESSURES (kPa)				
			GREATER THAN 1.2m FROM CORNERS		UP TO 1.2m FROM CORNERS		
	V ₁₀	V ₁₅					
	ULS	SLS	ULS	SLS	ULS	SLS	
C2	61	39	±2.68	±0.88	-4.02	-1.23	

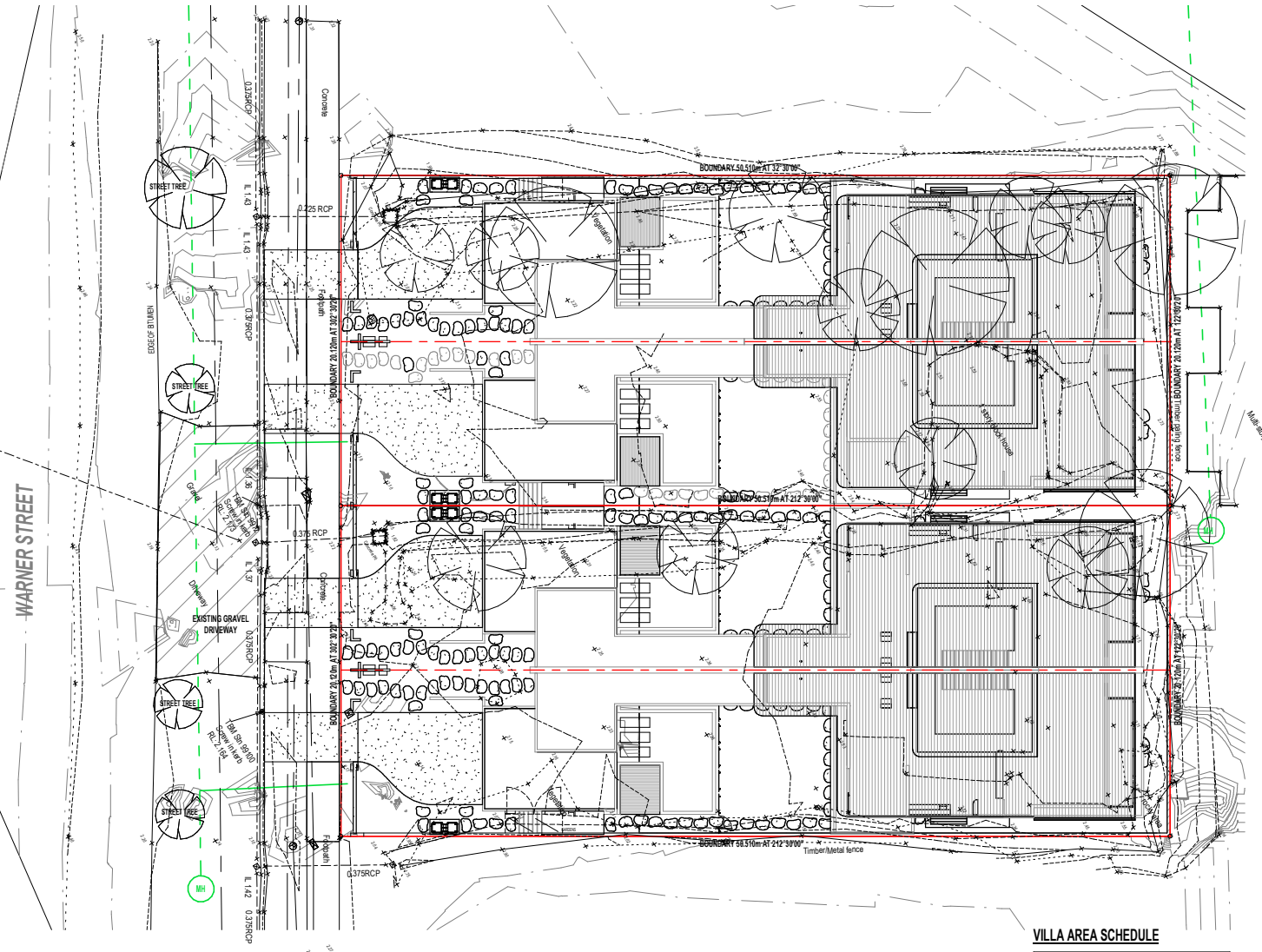
FLOOR AREAS PER VILLA A & D	
LOT AREA	2032.52m²
GARAGE ENCLOSED	42.89m²
LOWER LEVEL INTERNAL	140.96m²
LOWER EXTERNAL	38.74m²
UPPER LEVEL INTERNAL	140.77m²
UPPER LEVEL EXTERNAL	21.59m²
GROSS FLOOR AREA	384.95m²
COVERAGE AREA	257.77m²
SITE AREA	511.15m²
COVERAGE %	50.42%

FLOOR AREAS PER VILLA B & C	
LOT AREA	2032.52m²
GARAGE ENCLOSED	42.89m²
LOWER LEVEL INTERNAL	140.96m²
LOWER EXTERNAL	38.74m²
UPPER LEVEL INTERNAL	140.77m²
UPPER LEVEL EXTERNAL	21.59m²
GROSS FLOOR AREA	384.95m²
COVERAGE AREA	257.77m²
SITE AREA	505.10m²
COVERAGE %	51.03%

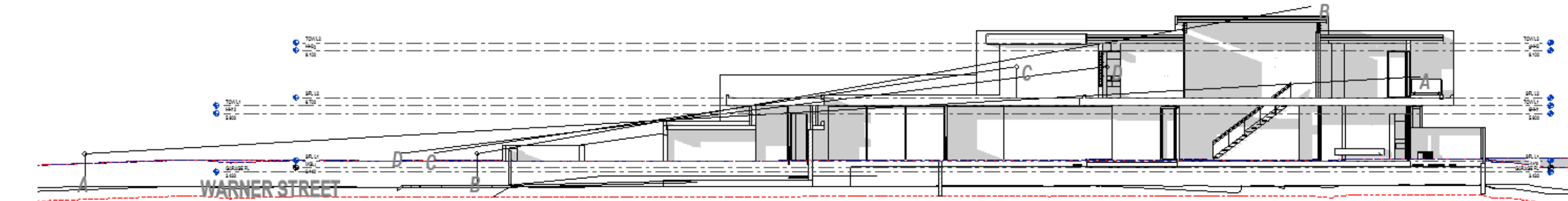
LOT 418 #32 & LOT 419 #30 WARNER ST PORT DOUGLAS



SITE / RECONFIGURATION PLAN
1:200



EXISTING CONTOUR PLAN
1:200



VANTAGE POINT SECTION
1:100

VILLA AREA SCHEDULE

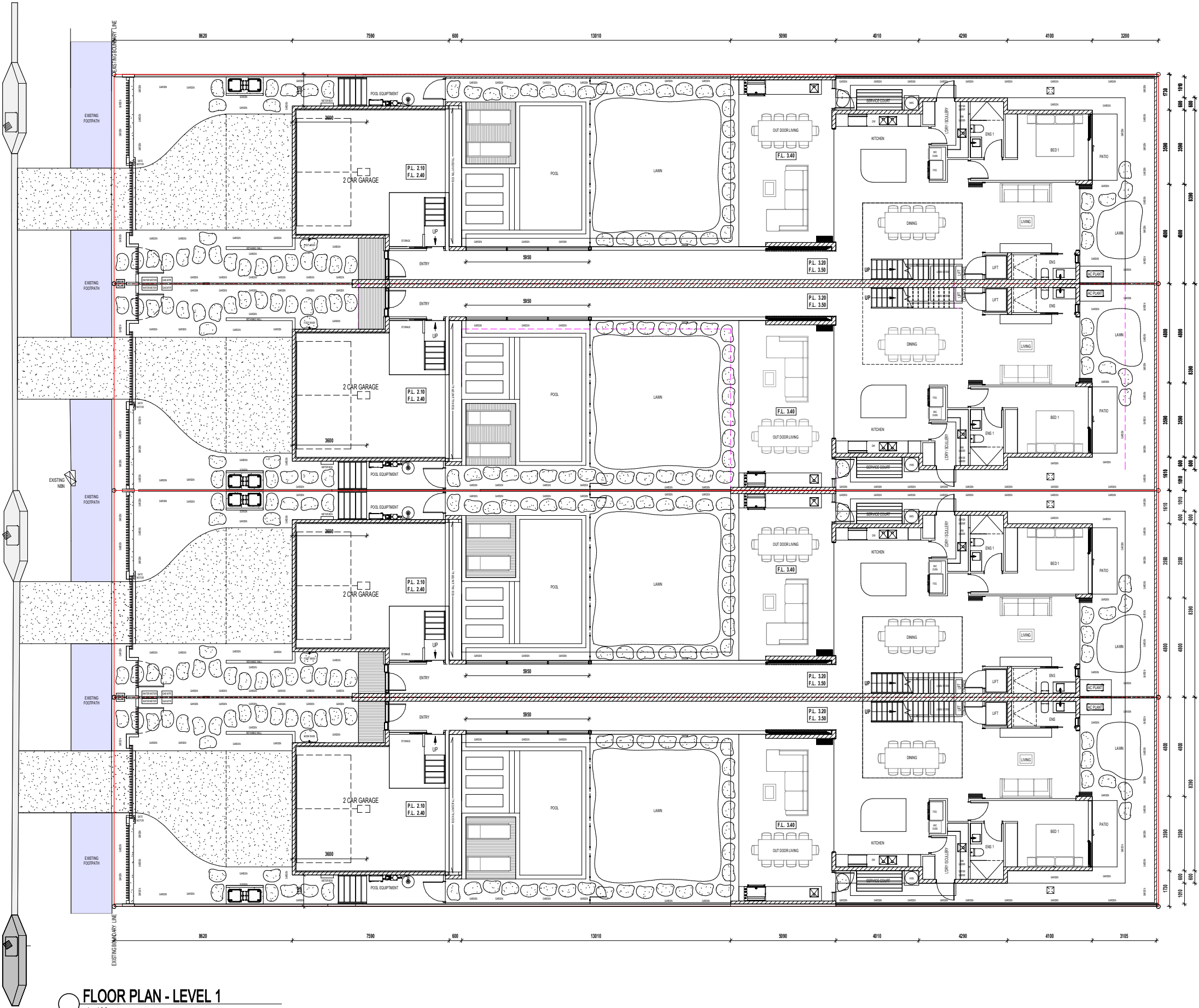
'VILLA A' AREA SCHEDULE	
Name	Area
FL1 ALFRESCO	36.91 m²
FL1 LIVING	140.96 m²
FL2 BALCONY 1	10.44 m²
FL2 BALCONY 2	11.12 m²
FL2 LIVING	140.77 m²
GARGAE	42.89 m²
PORCH	1.83 m²
TOTAL	384.93 m²

'VILLA B' AREA SCHEDULE	
Name	Area
FL1 ALFRESCO	36.91 m²
FL1 LIVING	140.96 m²
FL2 BALCONY 1	10.44 m²
FL2 BALCONY 2	11.12 m²
FL2 LIVING	140.77 m²
GARGAE	42.89 m²
PORCH	1.83 m²
TOTAL	384.93 m²

'VILLA C' AREA SCHEDULE	
Name	Area
FL1 ALFRESCO	36.91 m²
FL1 LIVING	140.96 m²
FL2 BALCONY 1	10.44 m²
FL2 BALCONY 2	11.12 m²
FL2 LIVING	140.77 m²
GARGAE	42.89 m²
PORCH	1.83 m²
TOTAL	384.93 m²

'VILLA D' AREA SCHEDULE	
Name	Area
FL1 ALFRESCO	36.91 m²
FL1 LIVING	140.96 m²
FL2 BALCONY 1	10.44 m²
FL2 BALCONY 2	11.12 m²
FL2 LIVING	140.77 m²
GARGAE	42.89 m²
PORCH	1.83 m²
TOTAL	384.93 m²

LOT 418 #32 & LOT 419 #30 WARNER ST PORT DOUGLAS



FLOOR PLAN - LEVEL 1
1 : 100

VILLA AREA SCHEDULE

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Name	Area	
FL1 ALFRESCO	36.91 m²	
FL1 LIVING	140.96 m²	
FL2 BALCONY 1	10.44 m²	
FL2 BALCONY 2	11.12 m²	
FL2 LIVING	140.77 m²	
GARAGE	42.89 m²	
PORCH	1.83 m²	
TOTAL	384.93 m²	

'VILLA B' AREA SCHEDULE

Name	Area	
FL1 ALFRESCO	36.91 m²	
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FL2 LIVING	140.77 m²	
GARAGE	42.89 m²	
PORCH	1.83 m²	
TOTAL	384.93 m²	

'VILLA C' AREA SCHEDULE

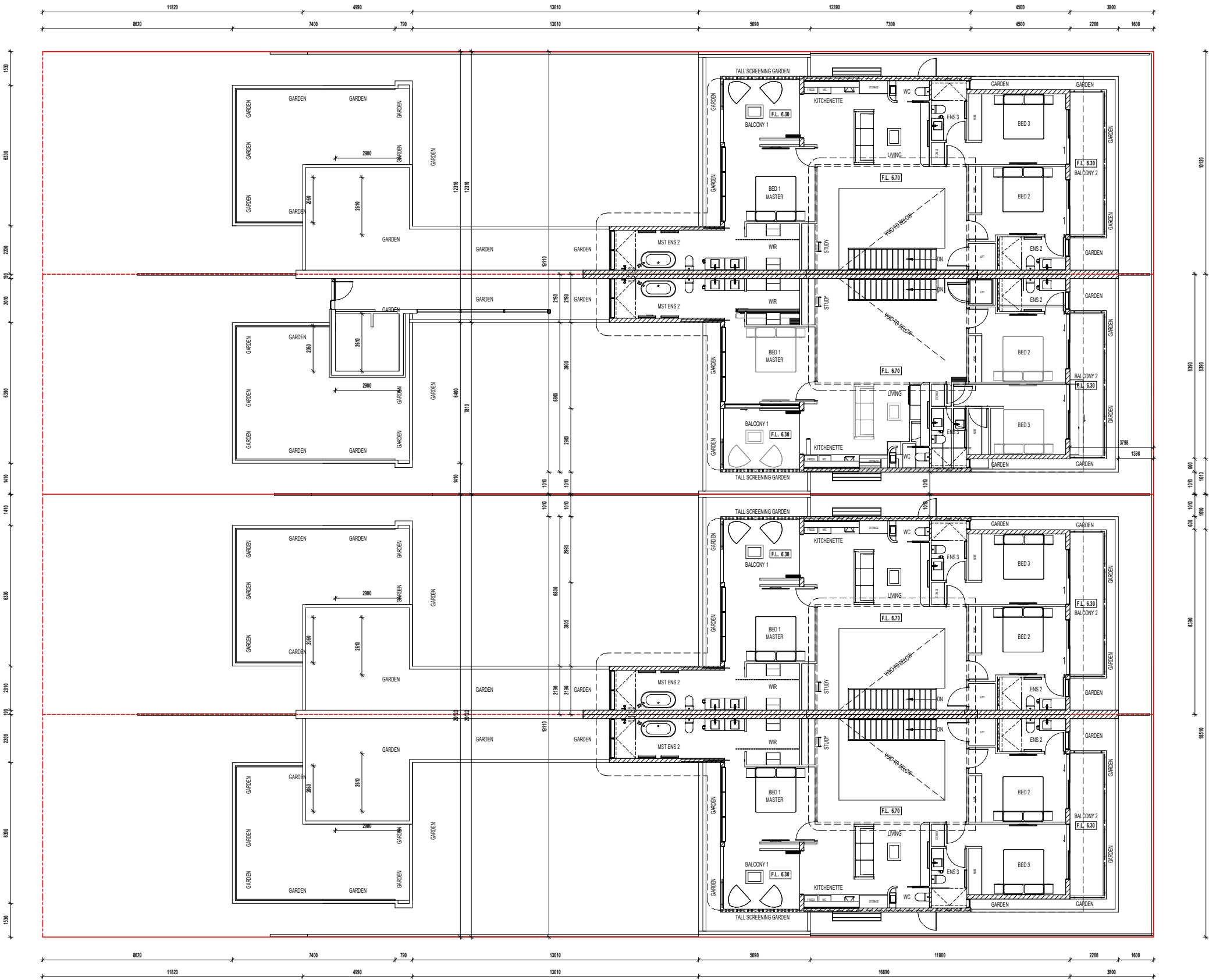
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PORCH	1.83 m²	
TOTAL	384.93 m²	

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FL2 LIVING	140.77 m²	
GARAGE	42.89 m²	
PORCH	1.83 m²	
TOTAL	384.93 m²	

ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES						
WIND CLASS	DESIGN GUST WIND SPEED (km/h)		DESIGN PRESSURES (kPa)			
	V10m	V1h	GREATER THAN 1.2m FROM CORNERS	1.2m FROM CORNERS	UPTO 1.2m FROM CORNERS	SLS
C2	61	39	+2.68	+0.88	-4.02	-1.23

LOT 418 #32 & LOT 419 #30 WARNER ST PORT DOUGLAS



FLOOR PLAN - LEVEL 2
1 : 100

VILLA AREA SCHEDULE

'VILLA A' AREA SCHEDULE	
Name	Area
FL1 ALFRESCO	36.91 m²
FL1 LIVING	140.96 m²
FL2 BALCONY 1	10.44 m²
FL2 BALCONY 2	11.12 m²
FL2 LIVING	140.77 m²
GARAGE	42.89 m²
PORCH	1.83 m²
TOTAL	384.93 m²

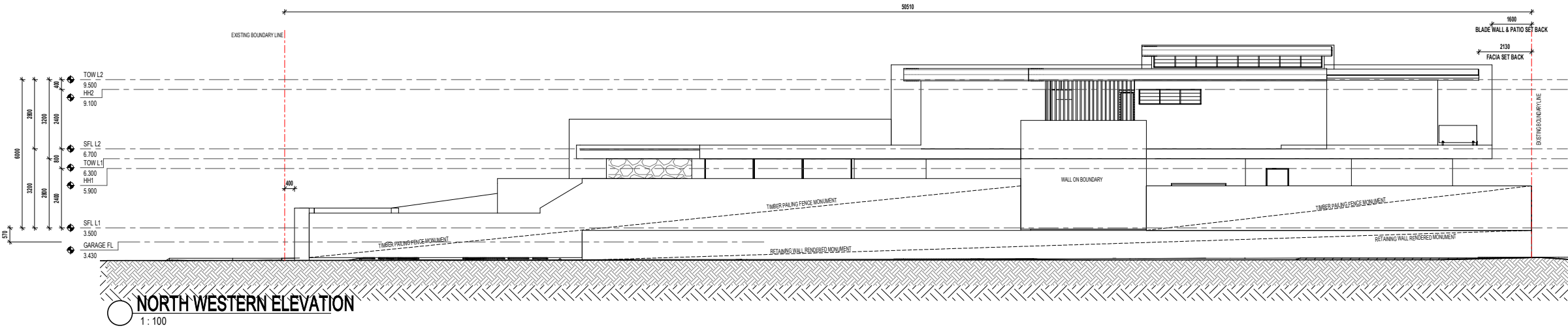
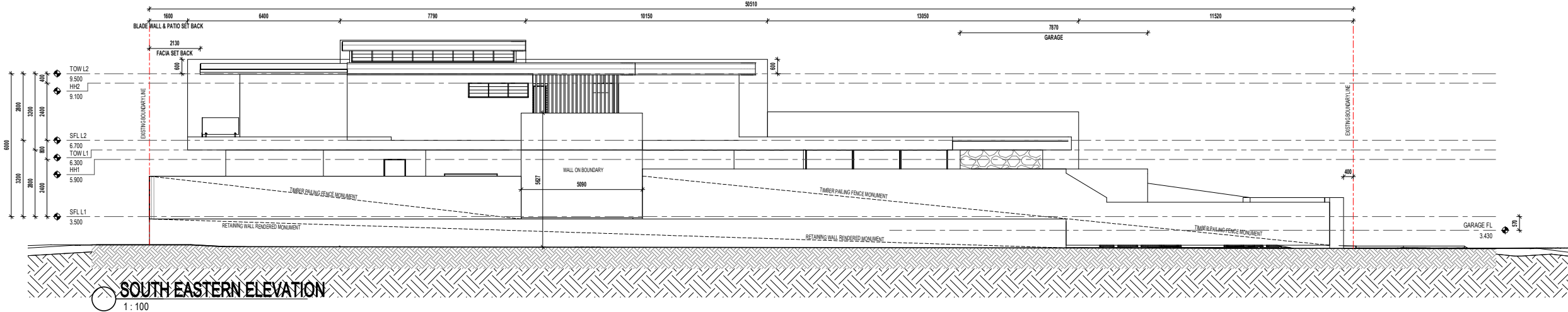
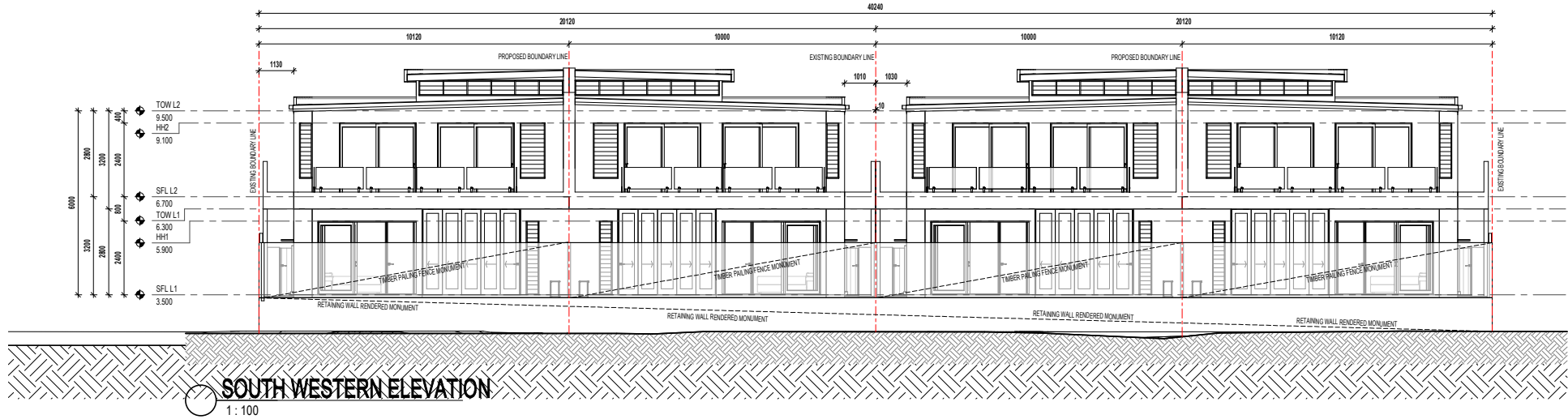
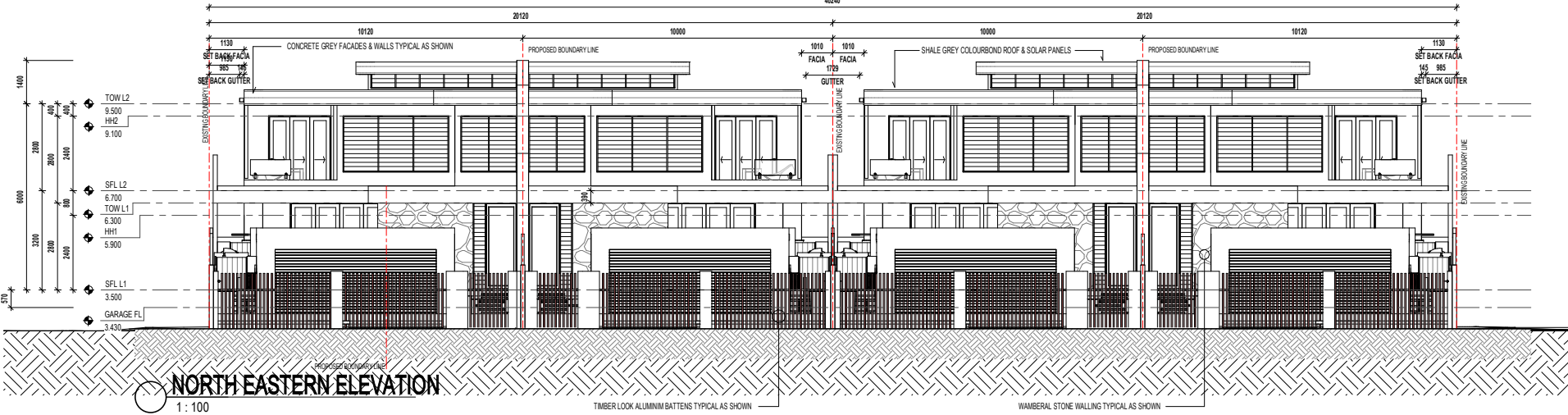
'VILLA B' AREA SCHEDULE	
Name	Area
FL1 ALFRESCO	36.91 m²
FL1 LIVING	140.96 m²
FL2 BALCONY 1	10.44 m²
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FL2 LIVING	140.77 m²
GARAGE	42.89 m²
PORCH	1.83 m²
TOTAL	384.93 m²

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Name	Area
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FL2 BALCONY 2	11.12 m²
FL2 LIVING	140.77 m²
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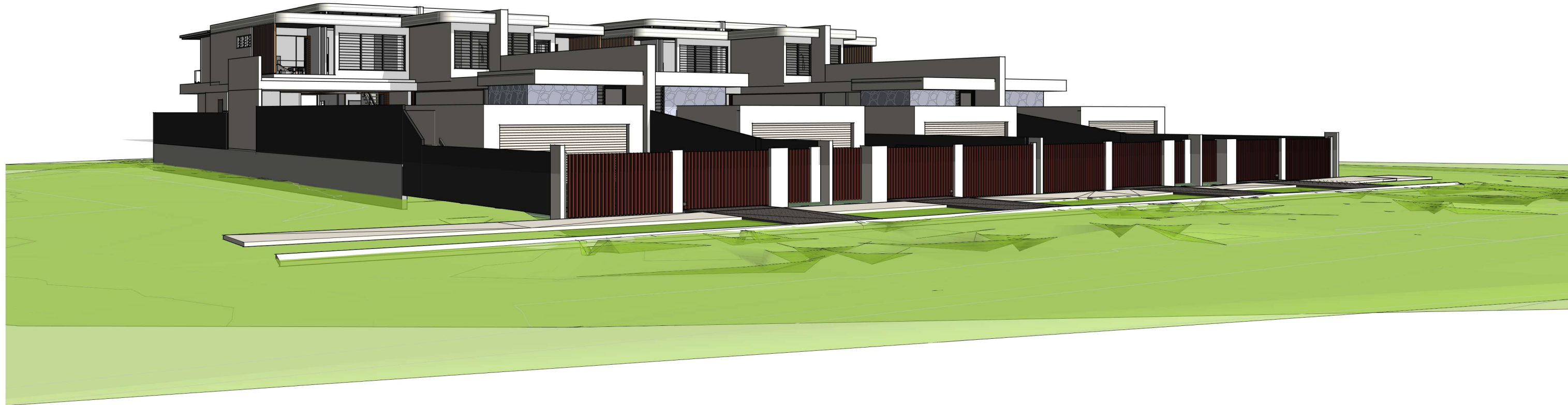
ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES						
WIND CLASS	DESIGN GUST WIND SPEED (m/s)		DESIGN PRESSURES (kPa)			
	V _{h10}	V _{h3}	GREATER THAN 1.2m FROM CORNERS		UP TO 1.2m FROM CORNERS	
	ULS	SLS	ULS	SLS	ULS	SLS
C2	61	39	22.68	±0.88	-4.02	-1.23

LOT 418 #32 & LOT 419 #30 WARNER ST
PORT DOUGLAS



ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES						
WIND CLASS	DESIGN GUST WIND SPEED (m/s)		DESIGN PRESSURES (kPa)			
	V ₁₀	V ₁₅	GREATER THAN 1.2m FROM CORNERS		UP TO 1.2m FROM CORNERS	
	ULS	SLS	ULS	SLS	ULS	SLS
C2	61	39	-22.68	-10.88	-4.02	-1.23

LOT 418 #32 & LOT 419 #30 WARNER ST PORT DOUGLAS



LOT 418 #32 & LOT 419 #30 WARNER ST PORT DOUGLAS

