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2 June 2023

**Our Ref:** KRDP5:Gurner

Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
MOSSMAN Qld 4873

To: [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au) (By Email)

Dear Neil,

**Combined application seeking a Development Permit for a Material Change of Use for Short Term Accommodation, Multiple Dwellings, Food and Drink Outlet/s and Reconfiguring a Lot (4 Lots into 45 Community Title Lots + Common Property) at 97- 113 Davidson Street, Port Douglas (RP: Lot 1RP723702, 2RP723702, 3RP909815, 4RP909815)**

Kelly Reaston Development and Property Services has been engaged by Davidson Street Port Douglas Developments Pty Ltd (the Applicant) to prepare the attached development application to facilitate the development of a Luxury Hotel on Davidson Street. The Hotel will be fringed by private homes that set a new standard for luxury living in Port Douglas.

The Development is known as **“The Davidson by GURNER™, Luxury Hotel and Private Homes”**.

In support of the application, please find attached the following documents:

1. Completed DA Form 1 - **Attachment 1**
2. Title Searches and Landowner's Consent- **Attachment 2**
3. Plans of Development (Architectural and Landscaping plans) - **Attachment 3**
4. Planning Report - **Attachment 4**
5. Civil Engineering Report - **Attachment 5**
6. Traffic Impact Assessment – **Attachment 6**
7. Geotechnical Report – **Attachment 7**
8. Flood Study – **Attachment 8**
9. Hydraulic Design Report – **Attachment 9**
10. Electrical Report – **Attachment 10**



11. Assessment against the applicable development codes Douglas Shire Planning Scheme 2018 v1.0 - **Attachment 11**

12. Assessment of the applicable SDAP Provisions - **Attachment 12.**

In accordance with Council's Schedule of Fees for the 2022/23 Financial Year the application fee is **\$74,073.00** and will be paid on lodgement by the Applicant. A full breakdown of the fee components is provided in the attached Planning Report.

Should you require any further information, please do not hesitate to contact Kelly Reaston on 0400 974 688 or at [kelly@kellyreaston.com.au](mailto:kelly@kellyreaston.com.au).

Kind regards

A handwritten signature in black ink, appearing to be 'KR' with a stylized flourish.

**Kelly Reaston** | Director





## Attachment 1

### Completed DA Form 1



DEVELOPMENT & PROPERTY SERVICES

# DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 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) (individual or company full name)	Davidson Street Port Douglas Developments Pty Ltd
Contact name (only applicable for companies)	Kelly Reaston
Postal address (P.O. Box or street address)	C/- Kelly Reaston Development and Property Services 51 Sheridan Street
Suburb	Cairns City
State	QLD
Postcode	4870
Country	AUS
Contact number	
Email address (non-mandatory)	kelly@kellyreaston.com.au
Mobile number (non-mandatory)	0400 974 688
Fax number (non-mandatory)	N/A
Applicant's reference number(s) (if applicable)	KRDPS: Gurner

### 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
		97	Davidson Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	1	RP723702	Douglas
b)	Unit No.	Street No.	Street Name and Type	Suburb
		107	Davidson Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	2	RP723702	Douglas
c)	Unit No.	Street No.	Street Name and Type	Suburb
		109-111	Davidson Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	3	RP909815	Douglas
d)	Unit No.	Street No.	Street Name and Type	Suburb
		113	Davidson Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	4	RP909815	Douglas

#### 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:	

##### ☐ 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:	

#### 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:

<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area (if applicable):	
Name of port authority for tidal area (if applicable):	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
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="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

<b>5) Are there any existing easements over the premises?</b> <i>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 <a href="#">DA Forms Guide</a>.</i>	
<input checked="" type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application	
<input type="checkbox"/> No	

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

<b>6.1) Provide details about the first development aspect</b>	
a) What is the type of development? <i>(tick only one box)</i>	
<input checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>	
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?	
<input checked="" type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>	
Short-term Accommodation (107 rooms and ancillary guest facilities) and Food and Drink Outlets (associated with tourist accommodation)	
e) Relevant plans	
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms guide: Relevant plans</a>.</i>	
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application	
<b>6.2) Provide details about the second development aspect</b>	
a) What is the type of development? <i>(tick only one box)</i>	
<input checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>	
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?	
<input checked="" type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>

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):
Multiple Dwellings and Short-term Accommodation (44 villas)
e) Relevant plans <b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms Guide: Relevant plans</u> .
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
<b>6.3) Additional aspects of development</b>
<input checked="" type="checkbox"/> 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
<input type="checkbox"/> Not required

## Section 2 – Further development details

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

### 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.

<b>8.1) Describe the proposed material change of use</b>			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Luxury Hotel (Accommodation) (107 rooms) with guest facilities and Restaurants.	Short-term Accommodation  Food and Drink Outlet (associated with tourist accommodation)		See attached Planning Report.
44 Luxury Homes (Villas)	Multiple Dwelling Short-term Accommodation		See attached Planning Report.
<b>8.2) Does the proposed use involve the use of existing buildings on the premises?</b>			
<input type="checkbox"/> Yes			
<input checked="" type="checkbox"/> 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.

<b>9.1) What is the total number of existing lots making up the premises?</b>	
Four (4)	
<b>9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)</b>	
<input checked="" type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))
<b>10) Subdivision</b>	
<b>10.1) For this development, how many lots are being created and what is the intended use of those lots:</b>	

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	44 (CTS)			1 Hotel Parcel + Common Property

**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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

**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)**

☐ Yes – specify number of new lots:

☐ No

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

\$

## PART 4 – ASSESSMENT MANAGER DETAILS

<b>15) Identify the assessment manager(s) who will be assessing this development application</b>
Douglas Shire Council
<b>16) Has the local government agreed to apply a superseded planning scheme for this development application?</b>
<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

<b>17) Does this development application include any aspects that have any referral requirements?</b>
<b>Note:</b> A development application will require referral if prescribed by the Planning Regulation 2017.
<input type="checkbox"/> No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6
<p>Matters requiring referral to the <b>Chief Executive of the Planning Act 2016:</b></p> <input type="checkbox"/> Clearing native vegetation <input type="checkbox"/> Contaminated land ( <i>unexploded ordnance</i> ) <input type="checkbox"/> Environmentally relevant activities (ERA) ( <i>only if the ERA has not been devolved to a local government</i> ) <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Heritage places – Queensland heritage place ( <i>on or near a Queensland heritage place</i> ) <input type="checkbox"/> Infrastructure-related referrals – designated premises <input type="checkbox"/> Infrastructure-related referrals – state transport infrastructure <input checked="" type="checkbox"/> Infrastructure-related referrals – State transport corridor and future State transport corridor <input type="checkbox"/> Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels <input checked="" type="checkbox"/> Infrastructure-related referrals – near a state-controlled road intersection <input type="checkbox"/> Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas <input type="checkbox"/> Koala habitat in SEQ region – key resource areas <input type="checkbox"/> Ports – Brisbane core port land – near a State transport corridor or future State transport corridor <input type="checkbox"/> Ports – Brisbane core port land – environmentally relevant activity (ERA) <input type="checkbox"/> Ports – Brisbane core port land – tidal works or work in a coastal management district <input type="checkbox"/> Ports – Brisbane core port land – hazardous chemical facility <input type="checkbox"/> Ports – Brisbane core port land – taking or interfering with water <input type="checkbox"/> Ports – Brisbane core port land – referable dams <input type="checkbox"/> Ports – Brisbane core port land – fisheries <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits ( <i>below high-water mark</i> ) <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ rural living area – urban activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ rural living area – combined use <input type="checkbox"/> Tidal works or works in a coastal management district

<input type="checkbox"/> Reconfiguring a lot in a coastal management district or for a canal <input type="checkbox"/> Erosion prone area in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – levees <i>(category 3 levees only)</i> <input type="checkbox"/> Wetland protection area
<b>Matters requiring referral to the local government:</b> <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> <input type="checkbox"/> Heritage places – Local heritage places
<b>Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:</b> <input checked="" type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
<b>Matters requiring referral to:</b> <ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
<b>Matters requiring referral to the Brisbane City Council:</b> <input type="checkbox"/> Ports – Brisbane core port land
<b>Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:</b> <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
<b>Matters requiring referral to the relevant port operator, if applicant is not port operator:</b> <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
<b>Matters requiring referral to the Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
<b>Matters requiring referral to the Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
<b>Matters requiring referral to the Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<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

<b>19) Information request under Part 3 of the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application



☐ I do not agree to accept an information request for this development application

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

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

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

## PART 7 – FURTHER DETAILS

**20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)**

☐ Yes – provide details below or include details in a schedule to this development application

☒ 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)**

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

**23) Further legislative requirements**

### **Environmentally relevant activities**

**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 *Environmental Protection Act 1994*?**

☐ 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

☒ No

**Note:** Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

### **Hazardous chemical facilities**

**23.2) Is this development application for a hazardous chemical facility?**

☐ Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### **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](http://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](http://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](http://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](http://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](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

### **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

### Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

**Note:** See guidance materials at [www.planning.dsdmip.qld.gov.au](http://www.planning.dsdmip.qld.gov.au) for further information.

## 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

☒ Yes

**Note:** See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

**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](#).

☒ Yes

Relevant plans of the development are attached to this development application

**Note:** Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

### 25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ 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 *Electronic Transactions Act 2001*

**Note:** It is unlawful to intentionally provide false or misleading information.

**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.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

## 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

*Note: For completion by assessment manager if applicable*

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			

## DA Form 1 Attachment - 6.3) Additional aspects of development

<b>6.3) Provide details about the first development aspect</b>
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input checked="" type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Reconfiguring a Lot (4 Lots into 45 Community Title Lots + Common Property)
e) Relevant plans
<b>Note:</b> <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms guide: Relevant plans</a>.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application

## Attachment 2

### Title Search and Landowner's Consent



DEVELOPMENT & PROPERTY SERVICES



Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>20827159</b>	<b>Search Date:</b>	26/04/2023 04:30
<b>Date Title Created:</b>	31/03/1971	<b>Request No:</b>	44224518
<b>Previous Title:</b>	20204113		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 723702

Local Government: DOUGLAS

#### REGISTERED OWNER

Dealing No: 721871797 01/08/2022

PANDANUS PORT DOUGLAS PTY LTD A.C.N. 656 796 342

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10425061 (Lot 1 on RP 723702)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>20827160</b>	<b>Search Date:</b>	26/04/2023 04:30
<b>Date Title Created:</b>	31/03/1971	<b>Request No:</b>	44224518
<b>Previous Title:</b>	20204113		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 723702

Local Government: DOUGLAS

#### REGISTERED OWNER

Dealing No: 721871797 01/08/2022

PANDANUS PORT DOUGLAS PTY LTD A.C.N. 656 796 342

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10425061 (Lot 2 on RP 723702)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>50183947</b>	<b>Search Date:</b>	26/04/2023 04:30
<b>Date Title Created:</b>	22/08/1997	<b>Request No:</b>	44224518
<b>Previous Title:</b>	20827161		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 909815

Local Government: DOUGLAS

#### REGISTERED OWNER

Dealing No: 722144784 01/12/2022

PANDANUS PORT DOUGLAS PTY LTD A.C.N. 656 796 342

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10425061 (Lot 3 on RP 723702)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>50183948</b>	<b>Search Date:</b>	26/04/2023 04:30
<b>Date Title Created:</b>	22/08/1997	<b>Request No:</b>	44224518
<b>Previous Title:</b>	20827161		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 4 REGISTERED PLAN 909815  
Local Government: DOUGLAS

#### REGISTERED OWNER

Dealing No: 722144784 01/12/2022

PANDANUS PORT DOUGLAS PTY LTD A.C.N. 656 796 342

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10425061 (Lot 3 on RP 723702)
2. EASEMENT No 700051044 20/06/1994 at 09:38  
burdening the land to  
THE FAR NORTH QUEENSLAND ELECTRICITY BOARD  
OVER EASEMENT A ON RP 860992

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

**Company owner's consent to the making of a development application  
under the *Planning Act 2016***

I, **DEAN BRIAN LINDLAU**

[Insert name in full.]

Sole Director/Director of the company mentioned below.

I,

[Insert name in full.]

Director/Secretary of the company mentioned below (not required if Sole Director)

Of PANDANUS PORT DOUGLAS PTY LTD A.C.N. 656 796 342

the company being the owner of the premises identified as follows:

REAL PROPERTY DESCRIPTION	ADDRESS
1RP723702	97 Davidson Street PORT DOUGLAS
2RP723702	107 Davidson Street PORT DOUGLAS
3RP909815	109-111 Davidson Street PORT DOUGLAS
4RP909815	113 Davidson Street PORT DOUGLAS

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

DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD ACN 659 546 399

on the premises described above for:

1. Development Permit for a Material Change of Use for "Short-term Accommodation" (107 rooms and ancillary guest facilities) and "Food and Drink Outlets" (associated with tourist accommodation);
2. Development Permit for a Material Change of Use for "Multiple dwellings" and "Short-term Accommodation" (45 villas); and
3. Development Permit for Reconfiguring a Lot (4 Lots into 46 Community Title Lots + Common Property).

Company Name and ACN: PANDANUS PORT DOUGLAS PTY LTD A.C.N. 656 796 342



Signature of Director

17.5.2023

Date

Signature of Director/Secretary

Date

## Attachment 3

### Plans of development

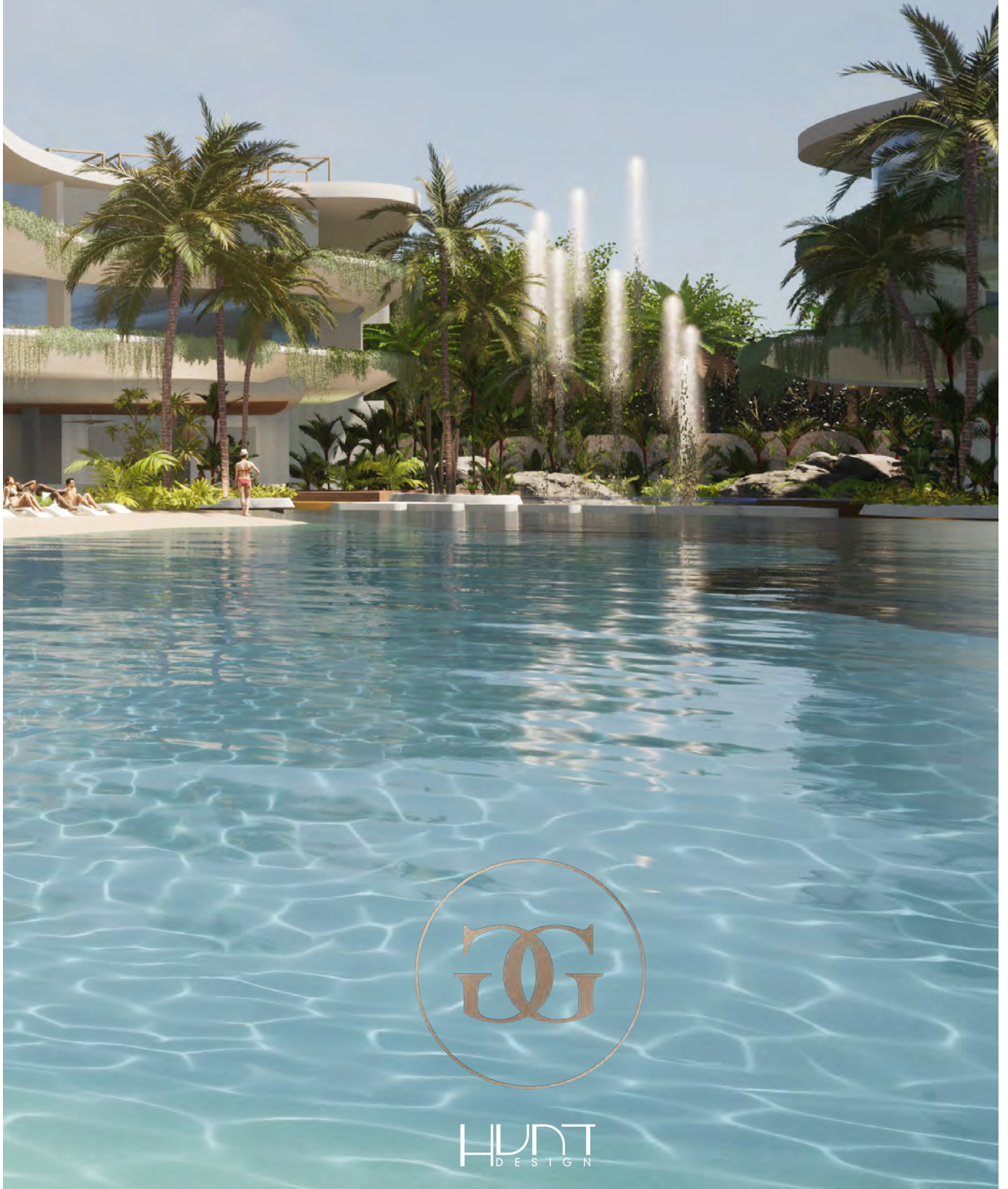


DEVELOPMENT & PROPERTY SERVICES



# THE DAVIDSON

by GURNER™



HUNT  
DESIGN



## Contents

1.0 Prologue	3
2.0 Master Plan	4
3.0 Architecture	6
3.1 Design Drivers	6
3.2 Luxury Hotel	7
3.3 Private Homes	12
3.4 Epilogue	15

## 1.0 Prologue

GURNER™ is a collective of the best minds in design, delivery and operation. We aim to be the world's leading aspirational lifestyle and design brand, creating world-class spaces where people can live their best lives.

Inspired by global cities and beautiful places, GURNER™ delivers intuitive design, unrivalled amenity and curated communities. We reinvent apartment living in Australia, defining a new culture and lifestyle.

Every step is meticulously considered, from site acquisition to concept and space design, and from construction to delivery. GURNER™ demonstrates superior attention to detail and distinctive style, always efficient and timeless from considered layouts to quality materials, fixtures and finishes, a GURNER™ residence exudes warmth and elegance in equal measure. We create true comfort that presents a real sense of home, in enviable locations.

GURNER™ has identified an opportunity to build upon the reputation of Port Douglas as an internationally recognised Tourist destination.

In examining the properties available for redevelopment in the village, GURNER™ identified the adjoining sites of Dougies Backpacker Resort and Pandanus Tourist Park as the optimum location for a signature project.

"The Davidson by GURNER™" is destined to set a new standard for luxury living in Port Douglas

The site has a combined area of 25,960 sqm, nestled between the ocean and the marina. One title currently being utilised for backpacker accommodation in tents and bunkhouses with limited ancillary facilities. The second site is primarily being used as a caravan park with typical amenities for such a usage.

The site was selected due to it being large enough to allow the development to have sufficient critical mass for a premium tourism offering.

With a close proximity to the Village centre, the iconic Four Mile Beach and Crystalbrook Superyacht Marina, the site is easily accessed off a service road parallel to Davidson Street, the main arterial road into Port Douglas.

The Town Planners report will examine the planning attributes of the site and this document will set out the rationale behind the Master Plan and explore the Architectural response to develop concepts that will re-establish Port Douglas as a beacon in the Australian tourist industry.

## 2.0 Master Plan

The tourism accommodation industry is continuing to evolve with a shift away from conventional Hotels with a collection of rooms and suites to a model with a wider range of accommodation types, including more conventional Private Homes.

This is clearly manifested on examining premium operators such as Four Seasons, where they now have in the order of 47% of their inventory being what they term as Residences.

Such Private Homes span several typologies ranging from Villas with varying bedroom counts through to stand alone mansions.

GURNER™ have determined that their intention is to deliver a product meeting contemporary expectations of high-end Luxury Hotel brands which in turn resonates with sophisticated travellers. Part of the residential product is tailored towards absentee owners that may visit numerous times a year and have the choice to enjoy a rental income from the letting of their Luxury Home at other times.

To that end the Hunt Design Master Plan captures this ethos with a Luxury Hotel located in the centre of the site flanked by Private Homes on both sides, draped around an internal private driveway.

The entrance to the site is located at the midpoint of the Davidson Street frontage.

A separate entry for service vehicles and staff to access the basement loading dock is located at the end of the side roadway, Crimmins Street.

The arrival gateway provides a shared entry with guests arriving at the Luxury Hotel in coaches or private vehicles, access to the basement guest's car park, and driveway access to both Residential enclaves on either side of the Luxury Hotel.

By collocating all access to the site provides for enhanced security and management of vehicles within the site.

Similarly, the dedicated service vehicle access eliminates conflicts with private and public vehicles, and pedestrians. This access point is inclusive of Back of House areas, staff entry to the property with associated amenities, management of refuse and incoming stores.

In terms of car parking for the Private Homes, dedicated garages have been provided to each building to maximise amenity and security.

The basement car park for Luxury Hotel guests is accessed via separate up and down ramps with lift and stair access to the upper floors.

The design for car parking in the basement, or in dedicated garages, was a deliberate decision to hide vehicles from sight and minimise footprint for parking at ground level, which in turn maximised the site area available for landscaping.

A simple internal driveway for the Private Homes is pedestrian friendly and does not dominate the site.

The building footprints all accord with the Town Plan setback requirements, and this in turn provides the Landscape Architect with an opportunity to provide significant plantings within the setback area. These plantings screen and frame the buildings on all boundaries to the site.

The detail on the plantings has been designed to be climate and area sensitive whilst providing open space and privacy breaks between the varying accommodation typologies detail of this is provided in a separate report by the Landscape Architect.

Care has been taken to ensure that the project will not impact on the neighbouring property on the northern common boundary.

Consideration of visual amenity of the project when seen from the street boundaries is seen as very important.

Whilst the zoning may allow three storey buildings over the whole site, the Hunt Design concept indicates that Private Homes are limited to 2 stories along all boundaries, including the main entry road.

This has the effect of occluding the compliant three storey Luxury Hotel, with the Private Homes and 20 metres of landscaped area at the entry to the property acting as an effective screen.

Accordingly, from the street, the project will present as more residential in scale and be dominated by rich, tropical landscaping.

The Master Plan was also guided by a Bodies Corporate management structure whereby the Luxury Hotel and ancillary facilities will be under a dedicated Body Corporate and the residential components will have their own separate Body Corporate.

## 3.0 Architecture

### 3.1 Design Drivers

Port Douglas has a unique character forged from its heritage as a sleepy fishing village at the gateway to the World Heritage Rainforests and Great Barrier Reef.

The community, and local Council, recognise the importance of retaining such a remarkable identity, which has attracted the rich, famous and humble to enjoy the special and entrancing beauty of the village and its extraordinary surroundings.

The emerging architectural styles in the town are evolving from a strict interpretation of the Queensland Tropical vernacular to a more international manifestation in line with contemporary trends.

However, and most critically, such international styles must still be responsive to the climatic and environmental nature of the region.

As such, the contemporary typologies need to be modified to still be appropriate for the tropical lifestyle and climatic considerations.

In essence, the major consideration can be summarised as:

Shelter: protection from the sun and rain.

Comfort: capture breezes, minimise re-radiated heat, low thermal conductivity building fabric.

Lifestyle: alfresco living, access to activities, seamless interior and exterior spaces.

Tropical Landscape: rich tropical landscaping dominating the open spaces and reflecting the nearby natural environment.

Materials Palette: derive from local materials where possible.

Our response to these drivers is self-evident.

Wide eaves, verandahs, covered outdoor spaces and pergolas provide ideal protection from sun and rain.

Operable walls, carefully located windows and doors, adequate spaces between buildings all contribute to natural cross ventilation, capturing breezes and exhausting internal heat build-up.

Selection of building fabrics will minimise heat transfer internally and surface finishes and construction materials will be chosen to minimise heat re-radiation.

The tropical lifestyle is a major factor enticing visitors to the region and Port Douglas in particular. The design concepts lean heavily on a seamless transition between internal and external spaces encouraging opening the buildings and activating the sheltered external areas for outdoor living in comfort.

Similarly, the rich tropical landscape is an omni-present backdrop to all vistas from within the building as a delightful reminder to all that this project is in the Wet Tropical region of Australia.

The visual impact of the project has been addressed previously in terms of Master Planning.

However, the architectural forms are also a critical factor in the manifestation of the property.

A conscious decision of the designers was to have simple forms, fine lines in elevation, high visual permeability and simple roof forms that fade into the background such that the façades are highly articulated and expressive of the material choices and finishes. This approach also factors in the framing and screening effect of the landscaped elements. The result is a development, when viewed from any vantage point, will sit comfortably within its surrounds and positively contribute towards the streetscape.

Holistically, the built forms, set within their surrounding landscaped gardens, will continue the legacy of Port Douglas as a place that celebrates the tropical environment and lifestyle.

## 3.2 Luxury Hotel

The Luxury Hotel is poised to propel Port Douglas back into the heady days when the Sheraton Mirage put the Village on the “must do list” of visitors from around the world.

The catalytic effect of the Sheraton Hotel cannot be understated. It spawned a raft of new tourism projects in the town and set the upper benchmark.

The Davidson by GURNER™ will do the same.

It will recalibrate the premium tourism product in the village ....  
And within the Region.

The Vision by GURNER™ is not just a Luxury Hotel.

But a manifestation of a healthy lifestyle, a Sanctuary for those seeking to experience the ultimate in luxury and a place to

celebrate the best of tropical Far North Queensland.

### 3.2.1 Ground Floor

The focal point of the Luxury Hotel is a swimming Lagoon at the centre of the ground floor.

Arrival at the Luxury Hotel is into a 3-storey high atrium with spectacular views across the Lagoon.

A Reception lounge is located on the right of the atrium punctuated by a visually stunning tropical marine life aquarium reaching up from the entry floor level to the third-floor eaves.

Views across the lagoon from the atrium are bookended with a spectacular waterfall, emanating from a glass fronted swimming pool accessed from the third-floor alfresco bar and deck area, and a series of cascades on the rear boundary of the property.

The egg-shaped swimming lagoon is defined by a series of tropically landscaped islands, with the largest one inclusive of a swim up bar and casual sunlounges at the water's edge.

To the left are beaches with cabanas and sunbathing areas in front of a casual bar and café. An alfresco deck over the water is accessed from the signature restaurant.

Further towards the rear of the lagoon is a guest's facility inclusive of yoga sanctuaries, treatment suites, meditation spaces and a lounge area permeating out into the tranquil waters at the rear of the site. The existing backdrop of mature Melaleuca trees beyond the site are enhanced by a carefully landscaped series of natural cascades, flowing into placid waters, set within a colourful tropical garden on the central view axis from the arrival's atrium.

On the opposite side of the lagoon from the beaches, are a cohort of 9 luxury suites, with direct access into the lagoon from private decks at the front of the rooms.

A further 6 suites open directly into a unique private swimming pool set within a walled tropical garden to ensure privacy.

A kids club has been located at the rear of the Luxury Hotel ground floor for easy access for guests and residents. The kids club has a dedicated indoor and outdoor play area with a supervised small pool separated from the main swimming lagoon.

### 3.2.2 First Floor

The first-floor suites radiate out from the three-storey atrium in two wings.

On the beach side are 10 lagoon facing suites with a further 9 suites looking into the surrounding gardens.

At the rear of this wing is a guests and residents lounge and gym area with access via a spiral stair from the facilities below on the ground floor.

The opposite wing has a further 14 lagoon facing suites with 11 garden view rooms.

### 3.2.3 Second Floor

Similar to the floor below, the accommodation is provided in two wings either side of the arrival's atrium with a total of 26 lagoon facing suites with a further 22 garden facing suites.

At the rear of the site is a spectacular signature pool flanking the two accommodation wings.

The kidney shaped pool is defined by a glass front wall facing into the lagoon with a spectacular waterfall cascading into the waters below.

The pool is elevated two storeys above the lagoon with glazed panels on the base providing a shimmering dappled light to the area underneath.

The pool decks provide access from either side to the pool with space for sunlounges and alfresco tables and chairs for casual dining and drinks from the skybar at this level.

Access is available from the flanking corridors on either side via the lifts or alternatively from the spiral stairs winding up from the ground floor facilities.

From within the sky pool are superb views back towards the atrium, across the Lagoon, and into the cascades and tropical gardens at the rear of the site.

### 3.2.4 Architecture

The rhythmic flow of the building is initially predicated by its egg-shaped building form.

This is manifested in a series of horizontal lines over each level of the structure following the curved building footprint.

These horizontal key lines are softened further with extensive planting at the first and second floor levels.



The first impression of the building, when viewed from the street, is through 20 metres of landscaped gardens and water features. Moving into the property, view lines of the Luxury Hotel reveal a highly articulated façade dominated by natural stone and timber elements.

The three storey high arrivals atrium guarantees a significant degree of visual permeability to the façade. Equally importantly it conveys that “wow” factor for guests on arrival enjoying unfettered views across the expansive swimming lagoon, adjacent facilities and cascades at the rear of the site.

Carefully curated adoption of visually powerful stone fins, counterpointed with fine timber elements along the external façades, ensures a timeless elegance and promise of a luxe experience.

Whilst the architecture is strong in its expression, the forms and materiality are respectful of its sense of place within the Village of Port Douglas and do not dominate the streetscape.

### 3.2.5 Accommodation

Responsive to contemporary expectations from discerning international and domestic travellers, the inventory of Luxury Hotel suites covers a carefully selected range of types.

The Garden Suites, on the outside face of the Luxury Hotel, are generously proportioned at 40sqm internally with a large outdoor verandah occupying a further 14 sqm. The ensuites open directly onto the verandah inclusive of a screened bath accessed directly from the ensuite.

The Poolside Suites are marginally larger at 45sqm internally with a deeper deck totalling 15sqm as a result of the geometrical shape of the room. This deeper deck incorporates a daybed looking into the swimming lagoon and alfresco sitting area.

The Poolside suites at ground level are the same footprint as above and enjoy direct access into the swimming lagoon from the private decks.

The Garden Suites at ground level also enjoy private access to a swimming lagoon limited to guests staying in those suites.

Allowance has been made for 4 Premium suites that have the ability to be configured to meet the requirements of the traveller seeking the world class accommodation option.

All accommodations will underline the sense of quality,

through the adoption of high-end finishes, bespoke joinery and top of the range fittings and equipment.

### 3.2.6 Luxury Hotel Facilities

The food and beverage options have been selected to cater for a diverse range of taste, and be responsive to varying differing requirements at different times of the day and night.

With an emphasis on barefoot chic and the true Beach Club vibe, the informal café and bar will be popular for snacks, breakfast and lunch in an informal setting. Similarly, the swim up bar and beachfront cabanas and lounging areas will be serviced from the café through mobile phone apps.

In the evenings the café will be able to be themed for a variety of cuisines in a more casual format. Comparatively, the signature restaurant will be focussed on a more elegant dining opportunity underlined with fine cuisine, optimal service and an ambience that captures the more luxe offering.

It is expected that the signature restaurant will primarily be available for lunches and dinner with breakfast focussed on the café.

In addition to the food and beverage options on the Ground Floor, the skybar accessed at the third floor will provide drinks and a limited food menu for guests lounging on the decks around the elevated pool.

Spa cuisine is offered within the wellness facilities with a juice bar available to guests.

In room dining will be serviced from the Main Kitchen on the ground floor.

The guests facilities takes a holistic approach to health, with options ranging from massage and complementary treatment modalities, yoga and meditation spaces, wellness counselling, ice baths, saunas and a state-of-the-art gym with trainers guiding guests through programs optimised for their specific needs.

In a somewhat similar vein, the kids club offers an extensive program of indoor and outdoor activities aimed at stimulating children's minds and bodies. At the same time new skills will be encouraged in the arts, sport and foster a thirst for knowledge about the extraordinary surroundings. Programs focussed on the World Heritage Great Barrier Reef and Tropical Rainforest will encourage participation in activities in these iconic places.

It is envisaged that guests may wish to participate in ancillary activities such as an introductory scuba diving lesson in the lagoon. Or perhaps having a go at SUP ( stand up paddleboard ) in the calm water before venturing into the open sea.

Mountain bikes will be available to hire with suggested tracks and guests will be provided with curated maps for an energetic hike or a quiet stroll to nearby attractions ranging from the nearby superyacht marina, Port Douglas Village centre and Four Mile Beach.

### 3.2.7 Back of House

The primary back of house area is located at the rear of the site in the basement. This area is serviced by vehicles utilising the loading dock, stores area, refuse management, house-keeping facilities and staff amenities. Access to both Luxury Hotel wings is obtained through a service tunnel linking to lifts and stairs to upper levels for housekeeping.

A service lift is dedicated to moving product and refuse between the main kitchen and basement stores.

Management and administration are housed in an office suite located adjacent to the reception lounge.

## 3.3 Private Homes

### 3.3.1 Residential Types

The Private Homes are located on all boundaries and on either side of the Luxury Hotel wings.

All residential buildings have been capped at two stories in height with the visual benefit that the key streetscapes present as domestic in scale with the main Luxury Hotel building set well back from the street screened in part by the Private Homes and a lush tropical garden at the entry to the site.

There are six distinct types of Private Homes ranging from 135 sqm to 400 sqm for the premium product.

Two clusters of Villas totalling 11 units are located on the rear boundary enjoying view into the off site Melaleuca Forest. Each Villa has a dedicated garage and second car park under a pergola.

As is the case with all Private Homes, each 3 bedroom Villa ( Type 3 ) has their own plunge pool set within a private landscaped garden.

Immediately adjacent to the Luxury Hotel on the northern side

are seven siamesed Private Homes ( Type 5 ) consisting of 3 bedrooms, a double garage and a generous living area.

Six, four-bedroom Private Homes are positioned on the northern boundary inclusive of a two car garage, a large alfresco courtyard with plunge pool adjacent to the side boundary and a living area flowing from the front entry garden of the home into the rear courtyard for optimum cross ventilation.

On the opposite side of the Luxury Hotel are another six garden Private Homes set within their own private courtyards. Consisting of 3 bedrooms, including a massive master bedroom, these Private Homes also have private lock up garages for 2 cars.

Sharing the same driveway, are nine of the top of the range Private Homes with a location on the street boundary gaining privacy from a heavily landscaped, walled courtyard within the street setback area.

Within this enclave six Type 1, three-bedroom Private Homes are accessed with a 2 car lockup garage and generously proportioned entertainment areas.

In each of the two corners on the rear boundary the Type 6 Private Homes are located with private views to the naturally occurring treed landscape. These Private Homes are noted for their expansive rear outdoor living spaces and roof terraces looking into the trees.

With three bedrooms, large entertaining areas ...and a cinema ... these Private Homes are conceived to attract Residents wanting something special.

Similarly, the four ultimate Private Homes (Type 0), located either side of the entry to the Luxury Hotel and on either corner of the front and side boundaries, have the option of four bedrooms with one bedroom able to be configured as a multi-purpose space to suit the owners' preferences.

These four Private Homes are visually striking with a quadrant shaped spa pool on the first-floor cascading into another pool on the ground floor.

Alfresco living areas adjacent to the pools at each level make the most of the tropical lifestyle.

At the ground level the seamless transition from a huge internal living area to a generous courtyard and tropical garden make this Luxury Home ideal for entertaining.

The master bedroom suite is configured to offer the ultimate in luxury with a large footprint, excellent views over the Spa pool and an expansive, superbly fitted out ensuite.

### 3.3.2 Architecture

The Private Homes share a common typology with the Luxury Hotel to present as an integrated tourism product consistent with the emergent international trends as mentioned previously.

All the Private Homes, be they stand alone or sharing common walls, have a commonality in elevational treatment and materiality.

The roofline is characterised by fine horizontal lines that regress into the landscaped surrounds. Glazed walls are shaded with wide eaves and substantial verandahs. Protection from the sun and rain are major determinants in the architectural design.

By providing significant articulation in the façades on all faces, coupled with the utilisation of copious planter boxes and deep planted vegetation, the overall effect is a cohort of carefully curated buildings set within a tropical garden complementing the soft, flowing forms of the Luxury Hotel.

The materiality of the Private Homes is also shared with the Luxury Hotel, relying upon the timelessness of natural stone, timber elements, shaded glazing and water features dominating the visual character of the buildings.

Internal spatial arrangements are characterised by maximising cross ventilation, underlined by the ability to open up walls between internal and outside spaces. This seamlessness optimises the alfresco lifestyle and celebrates the local environment and climate.

High ceilings, premium finishes, fittings and equipment, and a careful attention to detail convey a sense of excellence in execution of the design concepts focussed on a luxe experience.

### 3.4 Epilogue

“The Davidson by GURNER™” is the touchstone for a new era for the tourism industry in Port Douglas.

A carefully balanced development that is realised as a 102 suite Luxury Hotel complemented by 44 Private Homes, is a Vision by the GURNER™ to reinstate Port Douglas as the most desirable tourism destination in Australia.

Excellence in design and execution will propel “The Davidson by GURNER™” to become a new benchmark for luxe travel in Australia, as measured against the best in the world.

Elements such as the integrated swimming lagoon at the epicentre of the Luxury Hotel will capture the imagination and vibe of a Beach Club.

The quality of the different forms of accommodation, exemplary service, superb dining facilities and an emphasis on healthy living is at the heart of the project’s DNA.

The carefully considered expression of the total development is perfectly in tune with the Port Douglas environs, with a notable presence that is in harmony with the scale and character of the streetscape leading into the Village.

From the outset, the GURNER™ brief to Hunt Design was to actualise the developer’s Vision whilst being respectful of the objectives of the Town Plan.

The proposed Luxury Hotel and Private Homes are demonstrative of this objective being attained.



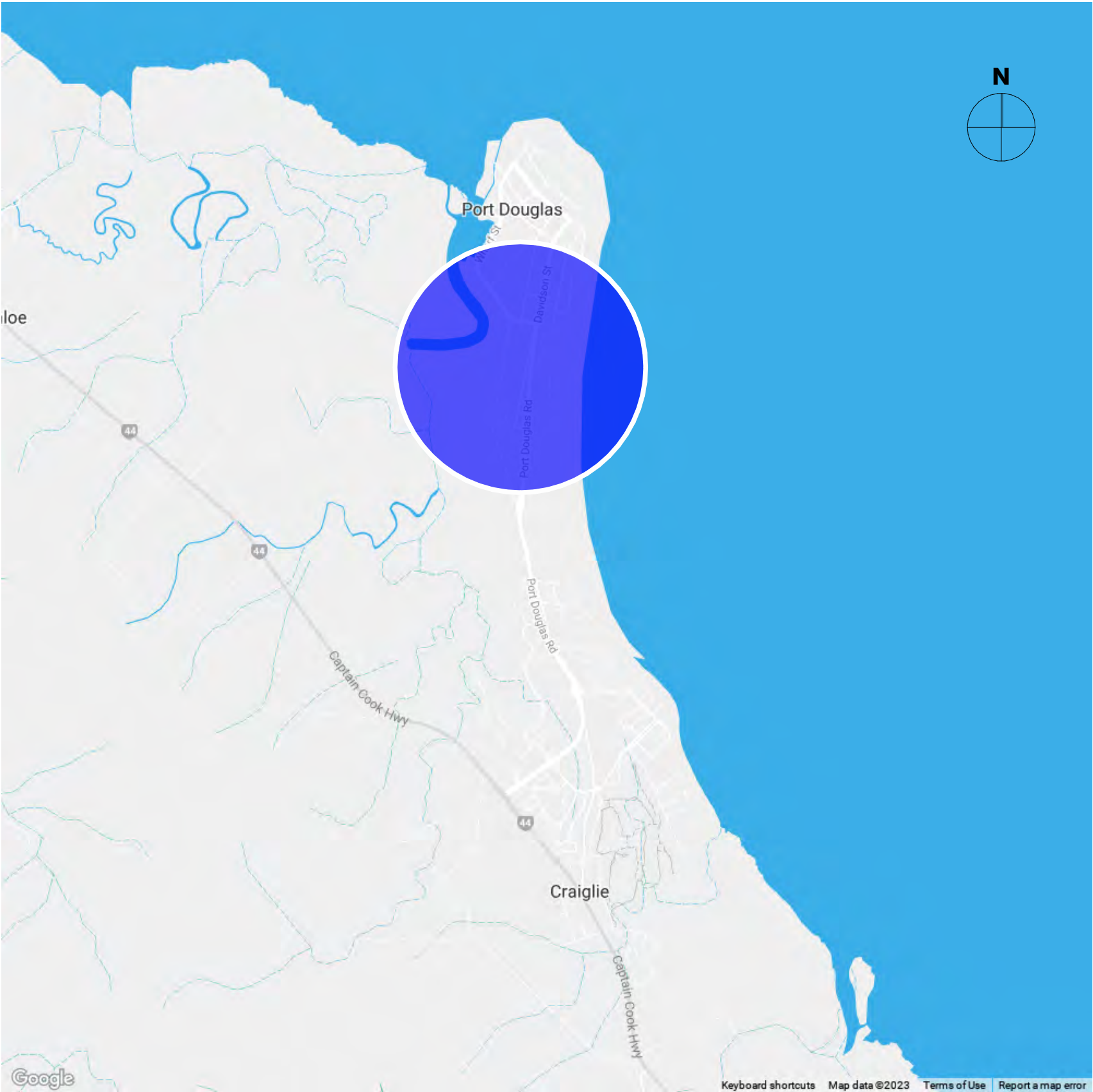


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DA DA ISSUE				
DA.1	COVER	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.2 CONTEXT				
DA.2.1	LOCATION & AERIAL IMAGES	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.2.2	SURVEY	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.2.3	TREE SURVEY	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.2.4	SITE IMAGES	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.3 PLANS				
DA.3.1	EXISTING CONDITIONS	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.3.2	SITE PLAN - GROUND	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.3.3	SITE AREA USAGE	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.3.4	SITE SETBACKS	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.3.5	ALLOTMENT PLAN	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.3.6	HOTEL BASEMENT	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.3.7	HOTEL LVL 00	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.3.8	HOTEL LVL 01	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.3.9	HOTEL LVL 02	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.3.10	HOTEL ROOMS	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.4 ELEVATIONS				
DA.4.1	ELEVATIONS	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.4.2	STREETSCAPE ELEVATION	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.5 SITE SECTIONS				
DA.5.1	SECTION	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.6 RESIDENCES				
DA.6.1	RESIDENCE TYPE 00	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.6.2	RESIDENCE TYPE 01	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.6.3	RESIDENCE TYPE 02	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.6.4	RESIDENCE TYPE 03	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.6.5	RESIDENCE TYPE 04	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.6.6	RESIDENCE TYPE 05	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.6.7	RESIDENCE TYPE 06	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.7 SCHEDULES				
DA.7.1	MATERIALS	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.7.2	AREA SCHEDULE	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION
DA.7.3	GFA SCHEDULE	01	12/5/2023, 5:03 pm	DEVELOPMENT APPLICATION

The Davidson by  
GURNERTM





LOCATION MAPS



QLD GLOBE IMAGE - SUBJECT SITE



QLD GLOBE IMAGE - AERIAL

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					DAVIDSON STREET PORT DOUGLAS		DEVELOPMENT APPLICATION				
					DEVELOPMENTS PTY LTD						
					CLIENT SIGN OFF	SIGNATURE	DATE				
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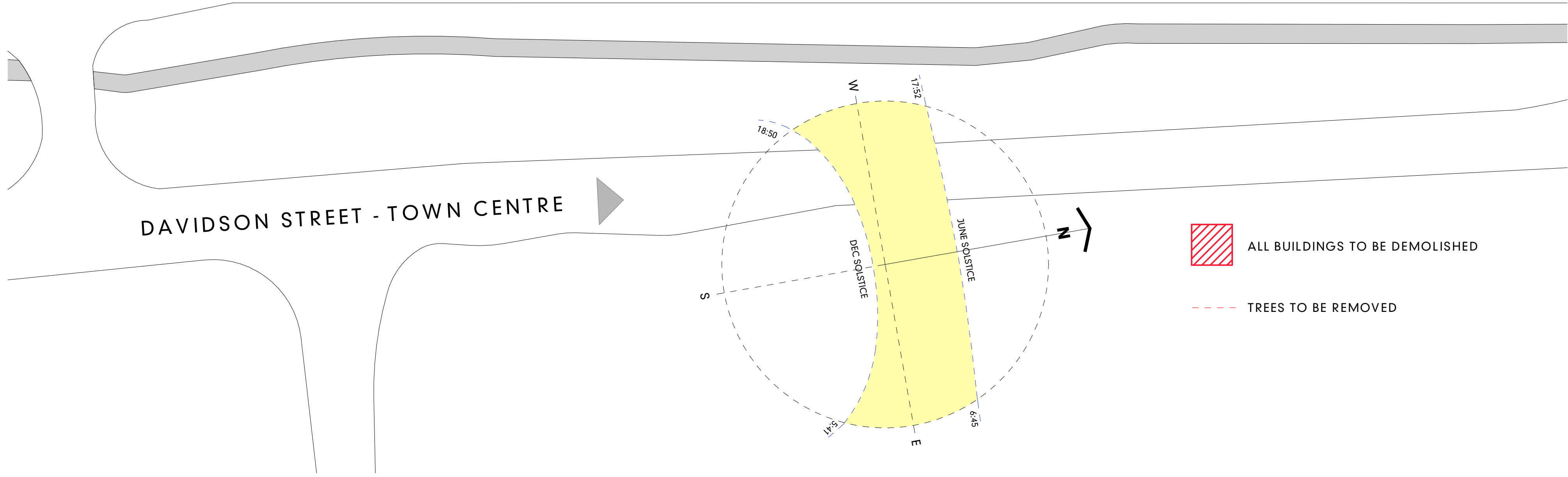
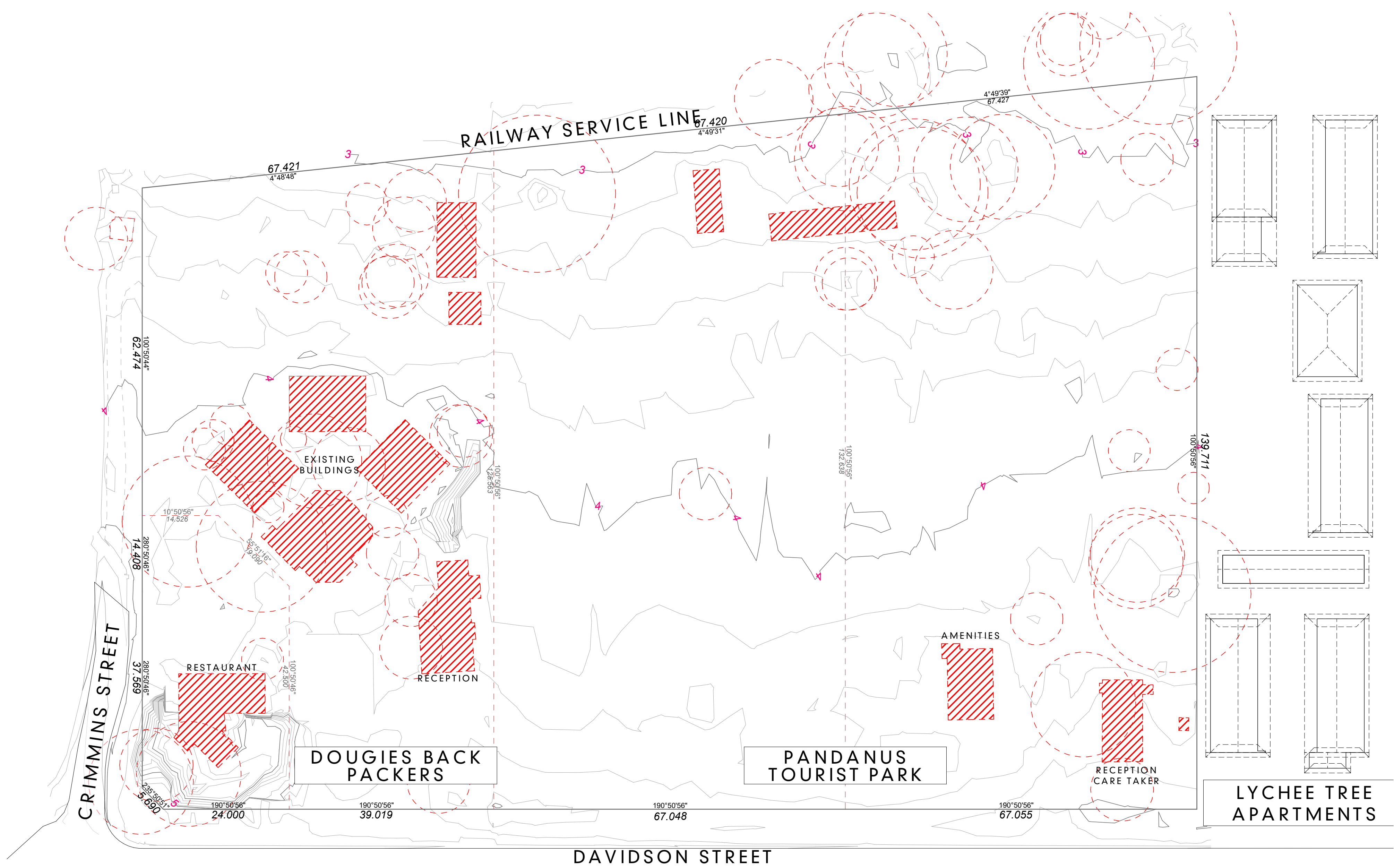


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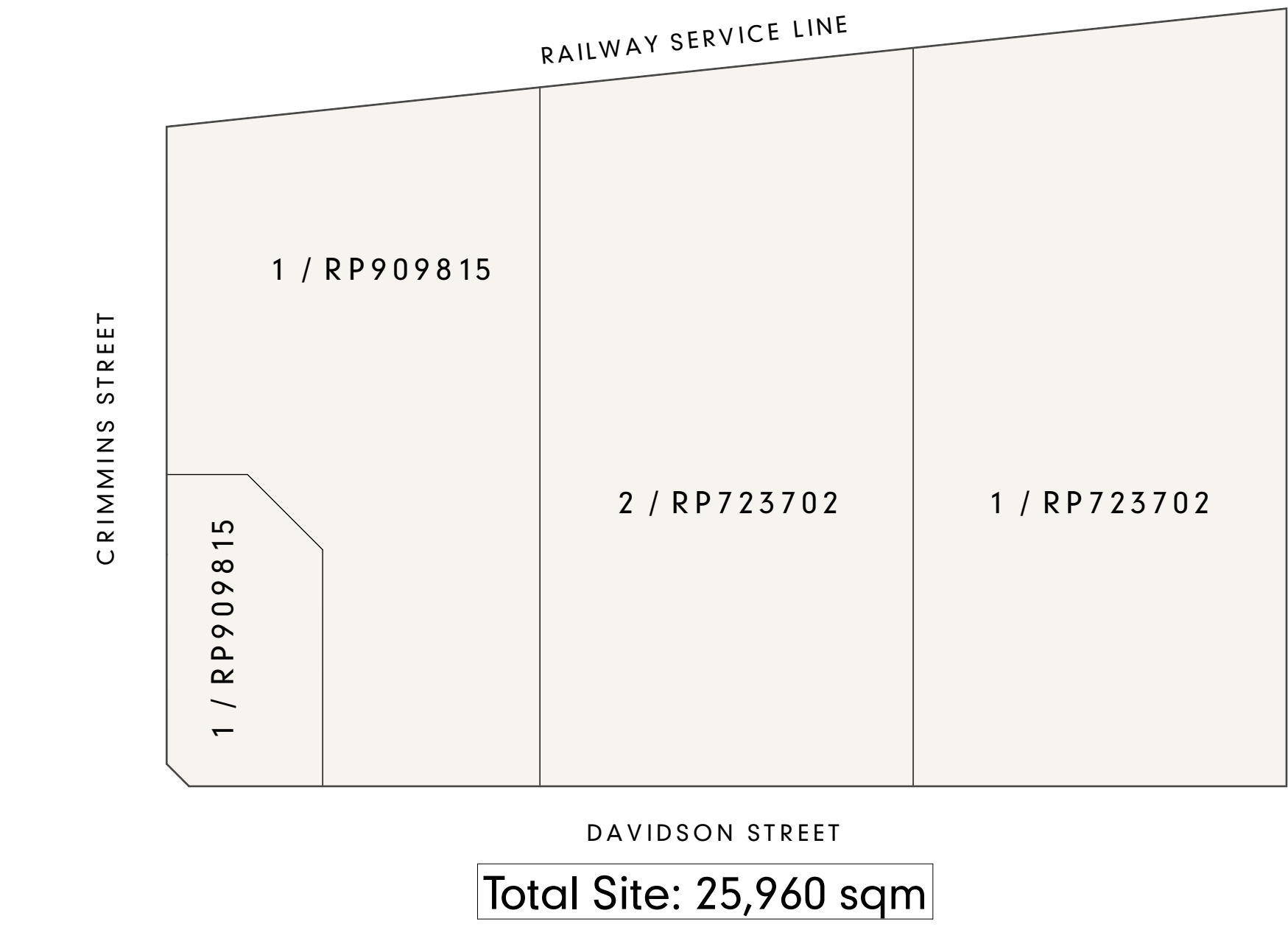








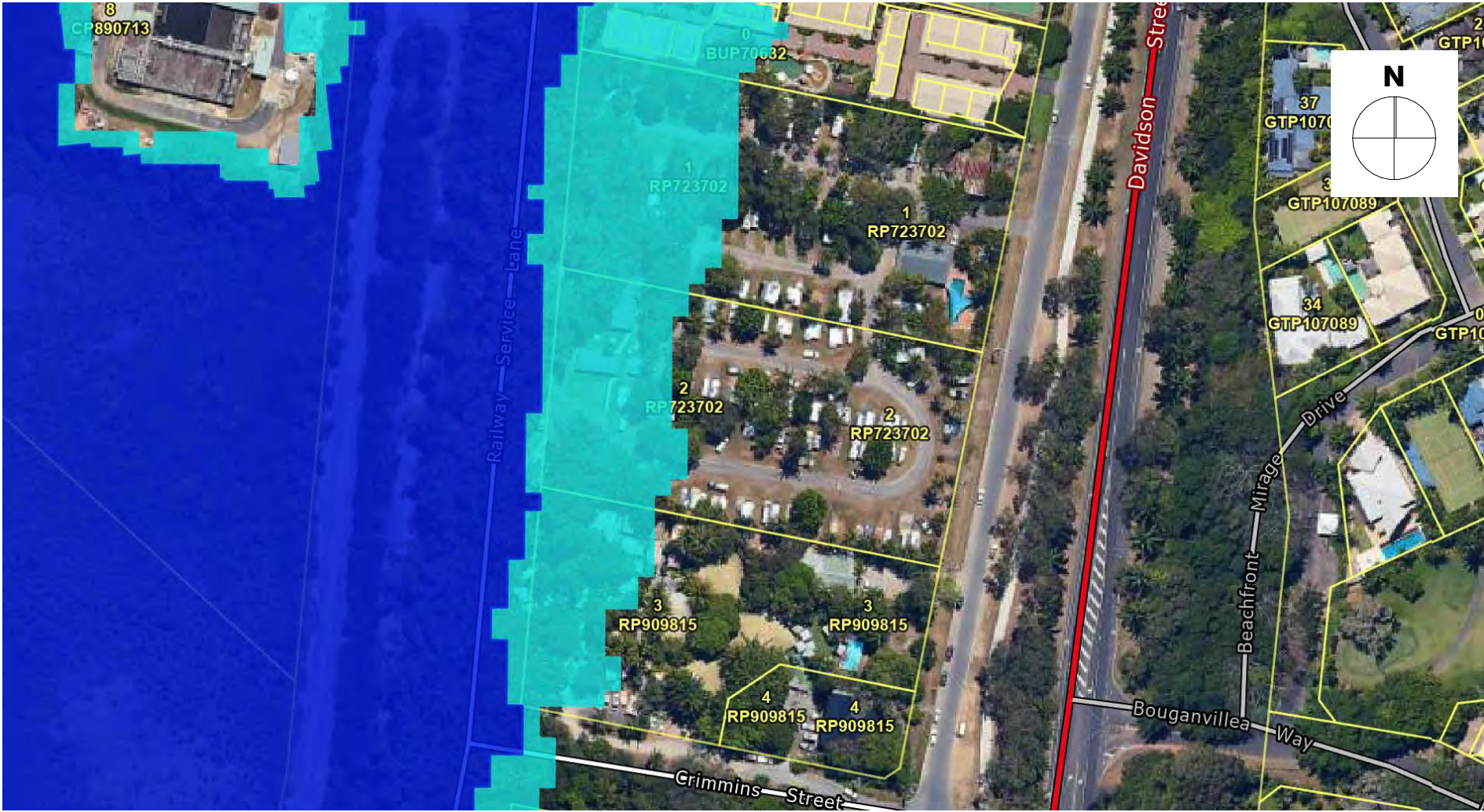
**SITE ANALYSIS**  
SCALE 1:500



**TOTAL ALLOTMENT AREA**  
SCALE 1:1000



**FIG 1 - 40m BUFFER FROM HAT - QLD GLOBE**



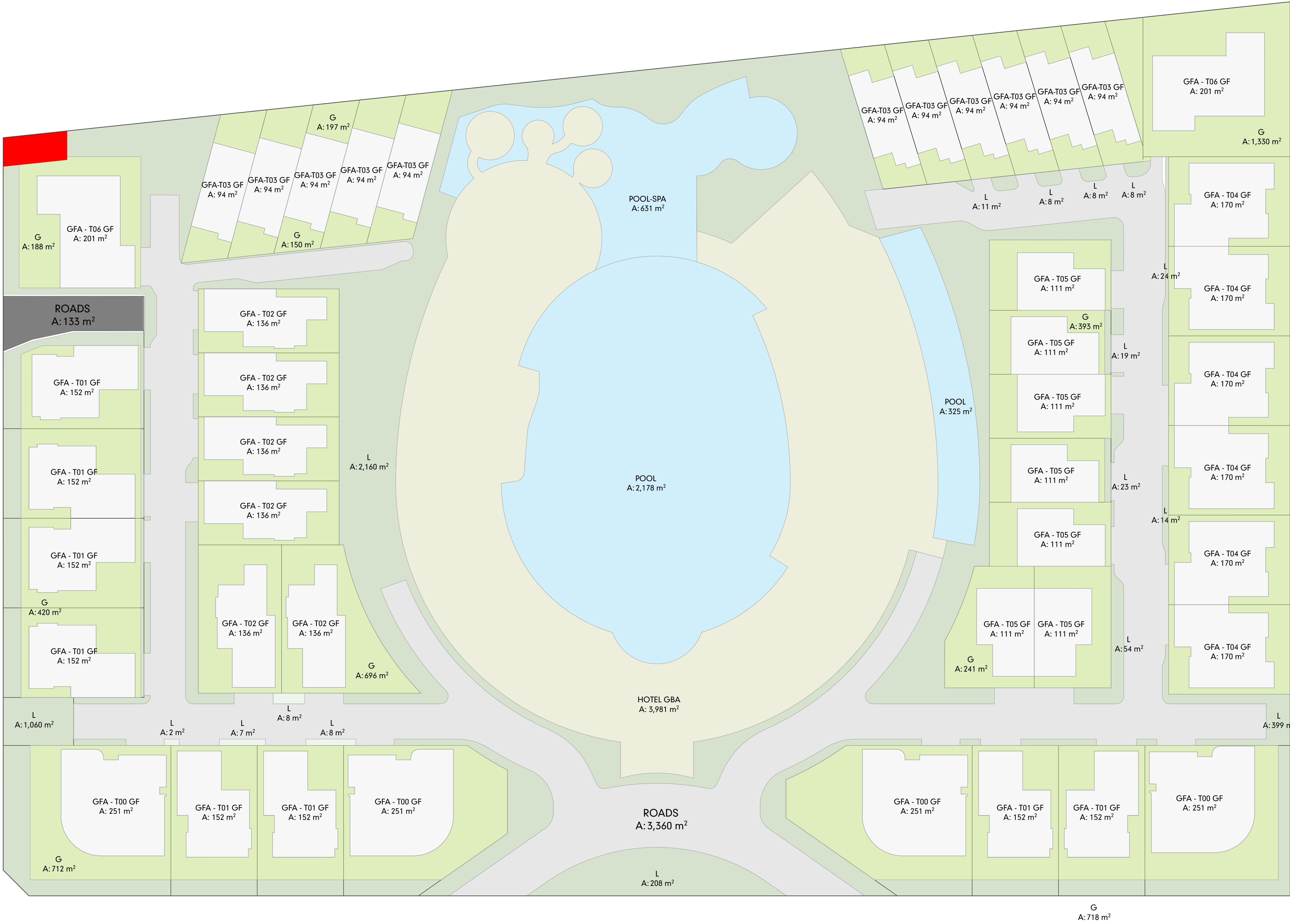
**FIG 2 - STORM TIDE HAZARD - QLD GLOBE**

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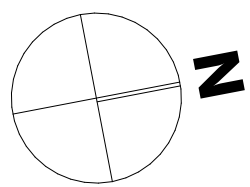
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- RESIDENTIAL GARDENS
- HOTEL
- RESIDENCES
- WATER BODIES
- ROADS
- REFER DA.2.9 AREA SCHEDULE

SITE AREAS

SCALE1:300

1

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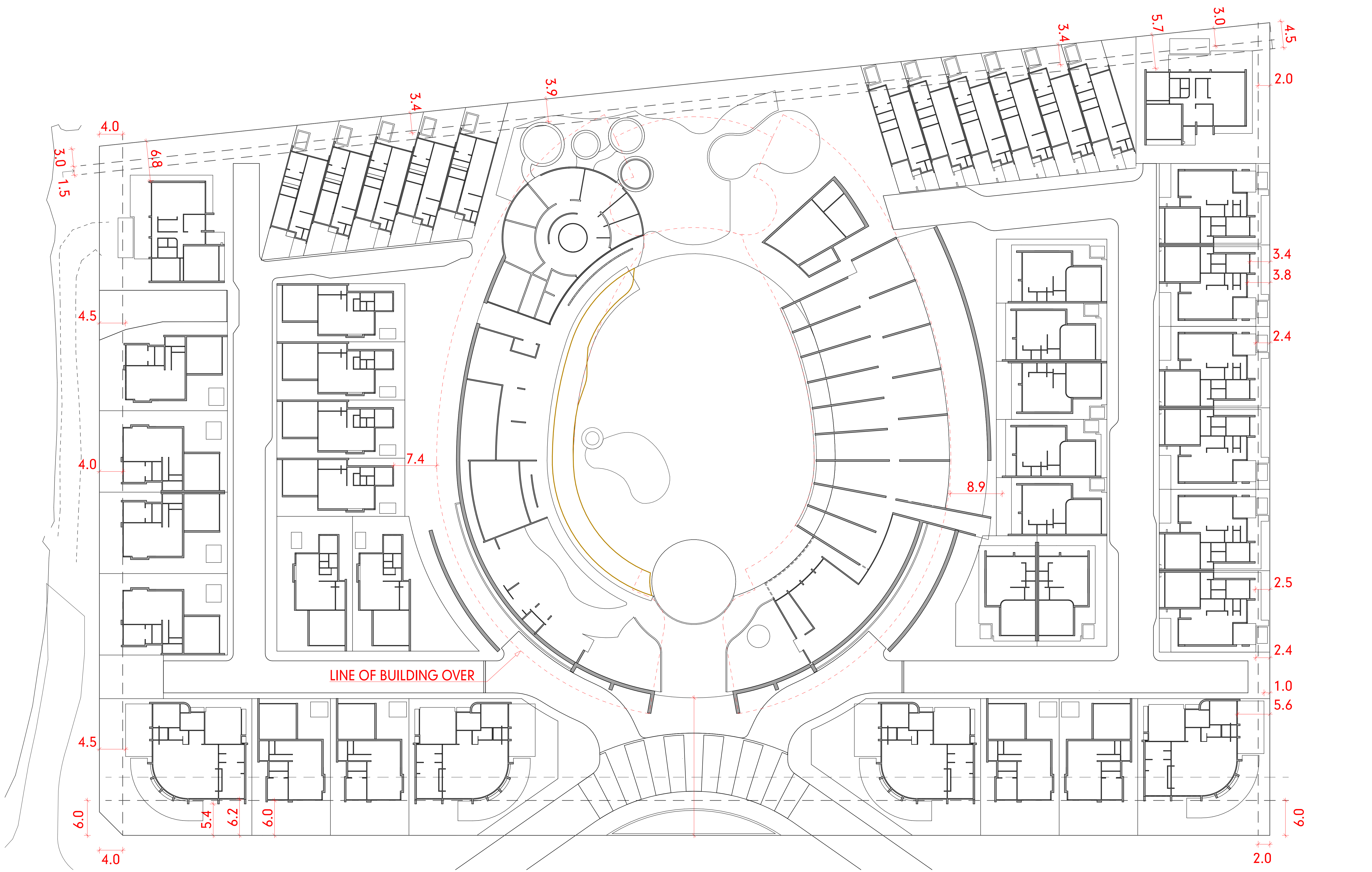


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SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	
TITLE PLANS - SITE AREA USAGE		
DRAWING NO. DA.3.3	STATUS DA	DATE 12/5/2023
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**SITE SETBACKS**  
SCALE 1:300

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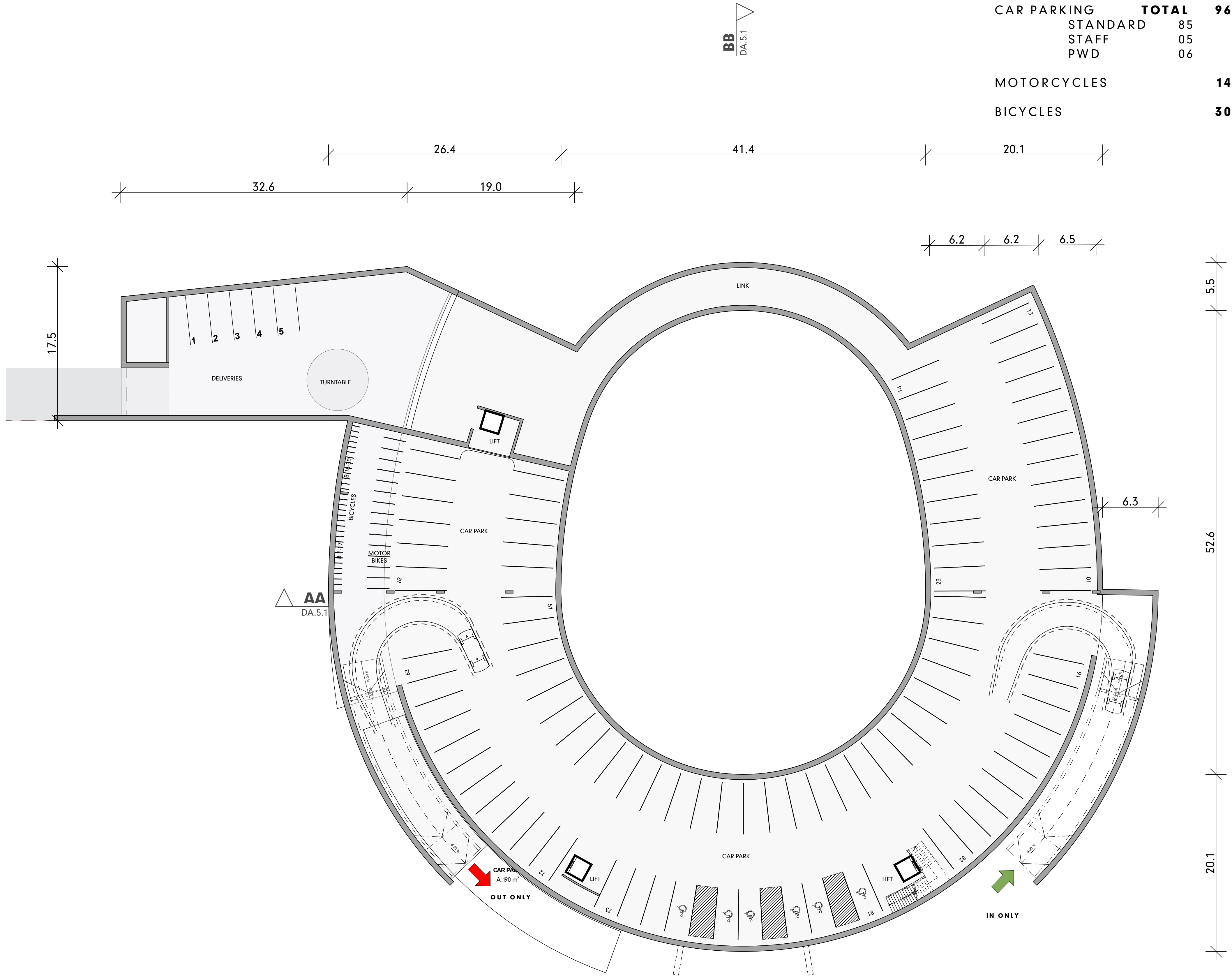
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DEVELOPMENT APPLICATION

TITLE  
**PLANS -  
SITE SETBACKS**









CAR PARKING	TOTAL	96
STANDARD	85	
STAFF	05	
PWD	06	
MOTORCYCLES	14	
BICYCLES	30	

GROSS FLOOR AREA			
LEVEL	CATAGORY	ZONE NAME	AREA
LEVEL -01	VEHICLE CIRCULATION	BASEMENT	4,522
			<b>4,522 m²</b>
LEVEL 00	ACCOMODATION	TERRACE	245
LEVEL 00	ACCOMODATION	ACCOM	726
			<b>971 m²</b>
LEVEL 00	ADMIN+OFFICE	OFFICE	137
LEVEL 00	ADMIN+OFFICE	RECEPTION - OPEN	326
LEVEL 00	ADMIN+OFFICE	ADMIN	39
LEVEL 00	ADMIN+OFFICE	BOH	81
			<b>583 m²</b>
LEVEL 00	AMENITIES	AMENITIES	132
			<b>132 m²</b>
LEVEL 00	CIRCULATION	PLAY	142
LEVEL 00	CIRCULATION	CIRCULATION	980
LEVEL 00	CIRCULATION	BOARDWALK	67
			<b>1,189 m²</b>
LEVEL 00	FOOD + BEVERAGES (F+B)	KITCHENS	139
LEVEL 00	FOOD + BEVERAGES (F+B)	CAFE	199
LEVEL 00	FOOD + BEVERAGES (F+B)	RESTAURANT	164
			<b>502 m²</b>
LEVEL 00	FUNCTIONS	KIDS	152
			<b>152 m²</b>
LEVEL 00	LIFESTYLE	WELLNESS	577
			<b>577 m²</b>
LEVEL 00	STORES	STORE	26
			<b>26 m²</b>
LEVEL 01	ACCOMODATION	TERRACE	738
LEVEL 01	ACCOMODATION	ACCOM	2,207
			<b>2,945 m²</b>
LEVEL 01	CIRCULATION	CIRC	635
			<b>635 m²</b>
LEVEL 01	LIFESTYLE	WELLNESS	516
			<b>516 m²</b>
LEVEL 01	STORES	CLNR	106
			<b>106 m²</b>
LEVEL 02	ACCOMODATION	TERRACE	798
LEVEL 02	ACCOMODATION	ACCOM	2,371
			<b>3,169 m²</b>
LEVEL 02	AMENITIES	AMENITIES	65
			<b>65 m²</b>
LEVEL 02	CIRCULATION	CIRC	704
			<b>704 m²</b>
LEVEL 02	FOOD + BEVERAGES (F+B)	F&B	90
			<b>90 m²</b>
LEVEL 02	GARDEN AREAS	GARDEN	143
			<b>143 m²</b>
LEVEL 02	LIFESTYLE	POOL DECK	401
			<b>401 m²</b>
LEVEL 02	STORES	POOL STORE	30
LEVEL 02	STORES	CLNR	100
			<b>130 m²</b>
LEVEL 02	WATER BODIES	POOL LVL2	217
			<b>217 m²</b>
			<b>17,775 m²</b>

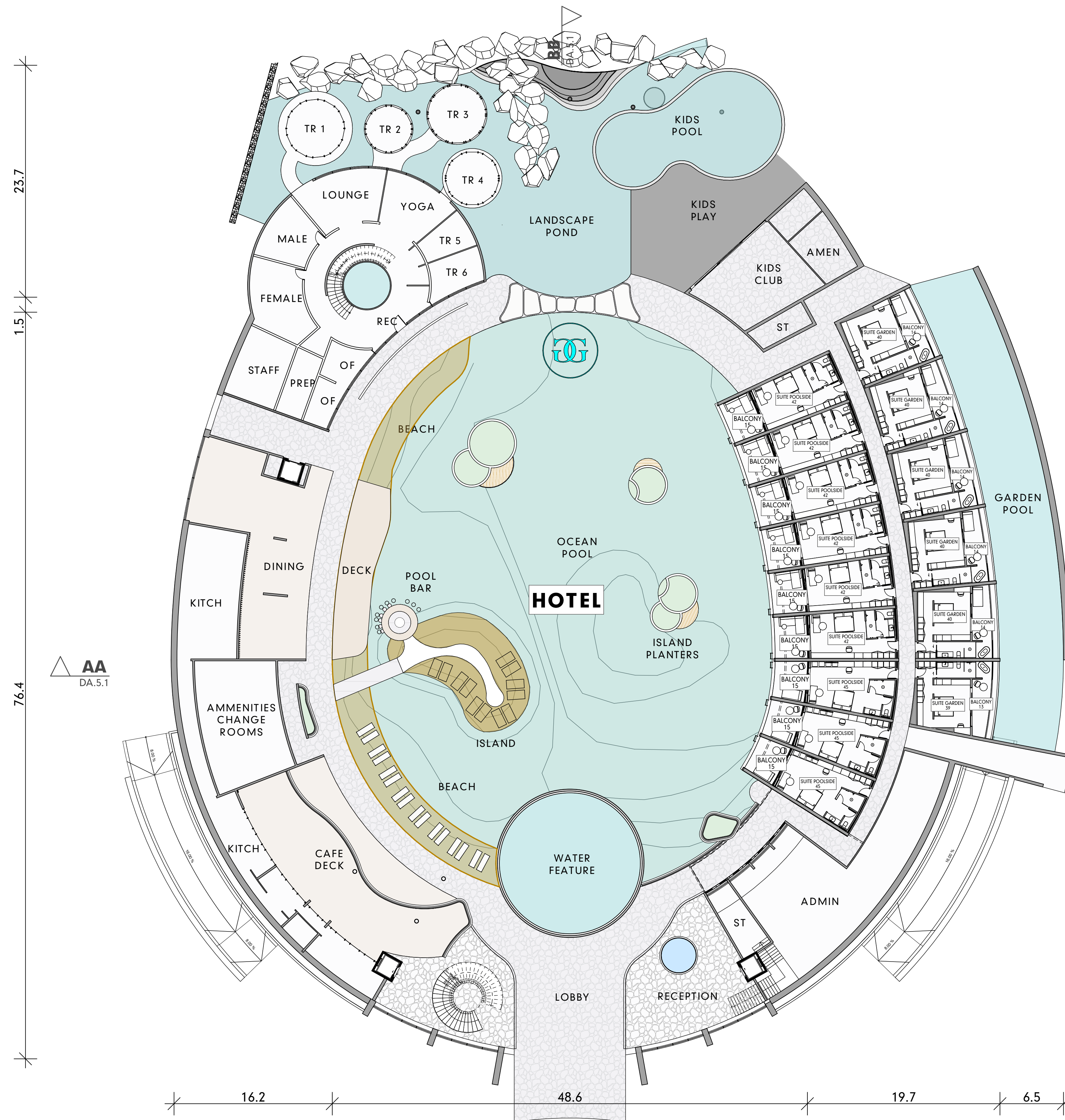
AREA CALCULATIONS GFA			200_GFA
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**BASEMENT -01**  
SCALE1:250

-1.

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		<div>01</div> <div></div> <div></div> <div>12/5/2023</div>	<div>SHEET SIZE</div> <div>A1</div> <div>DRAWING STATUS</div> <div>DEVELOPMENT APPLICATION</div>		





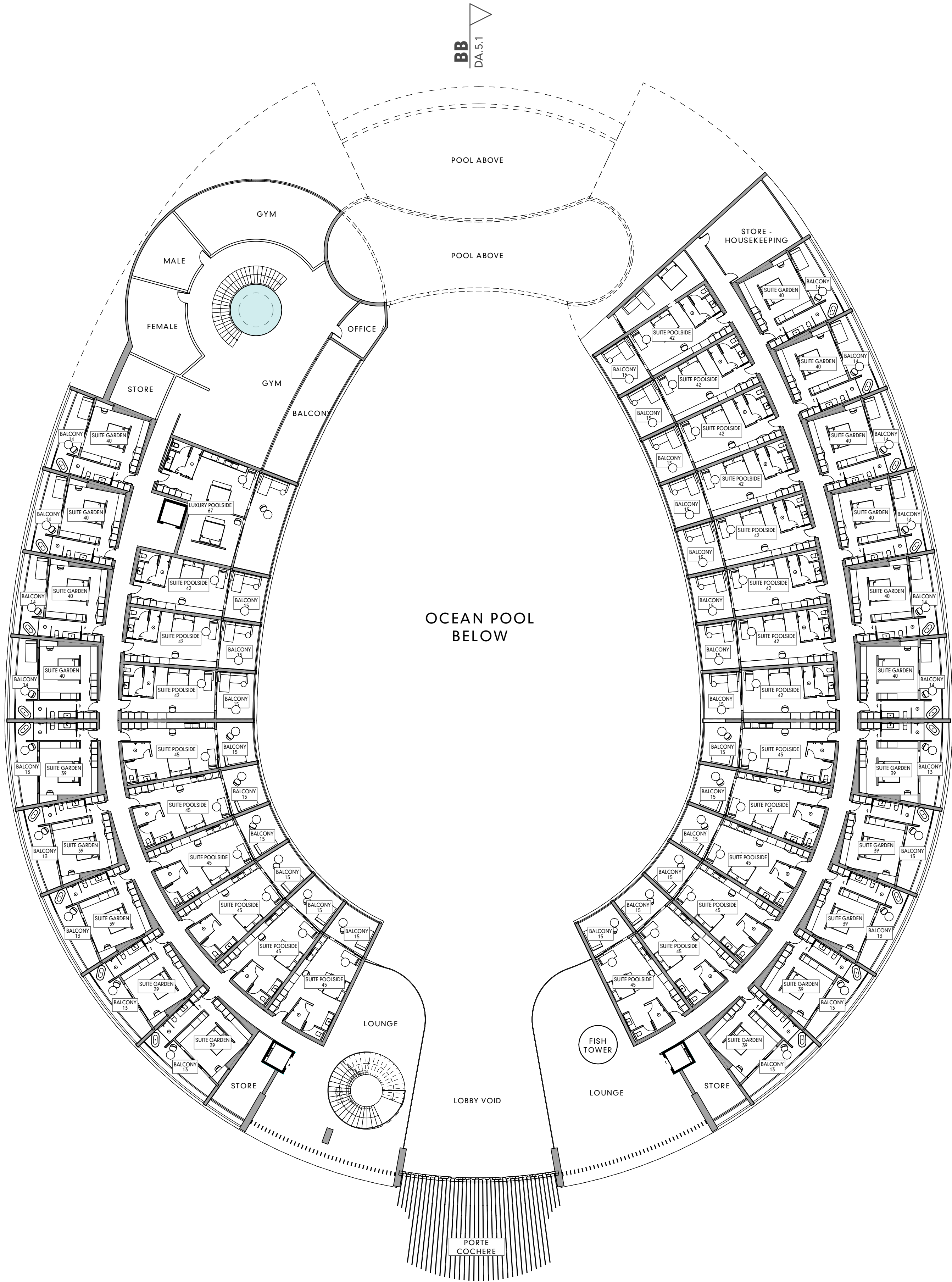
100_AREAS 100_LVL00 INTERNAL AREA SCHEDULE				
AREA	LVL	ROOM TYPE	TOTAL AREA	QTY
ACCOMODATION				
	L00	SUITE GARDEN	237	6
	L00	SUITE POOLSIDE	384	9
			621 m²	
ADMIN+OFFICE				
	L00	FUNCTION	197	1
			197 m²	
AMENITIES				
	L00	AMEN	106	1
			106 m²	
CIRCULATION				
	L00	RECEPTION & LOUNGE	299	3
			299 m²	
FOOD + BEVERAGES (F+B)				
	L00	CAFE DECK	198	1
	L00	KITCHENS	225	1
	L00	REC	142	1
	L00	RESTAURANT	67	1
			632 m²	
LIFESTYLE				
	L00	KIDS CLUB	131	1
	L00	SUITES_BALCONY	212	15
	L00	WELLNESS	418	1
			761 m²	
STORES				
	L00	RECEPTION & LOUNGE	158	1
			158 m²	
			2,774 m²	

**FLOOR PLAN LVL 00**  
SCALE:1:250

0.

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					PROJECT NUMBER GU-PD2	LEVEL / LOCATION	ROLE A	DRAWING NO. DA.3.7	STATUS DATA	DATE 12/5/2023	REVISION 01

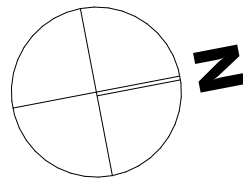




100_AREAS 100_LVL01 INTERNAL AREA SCHEDULE				
AREA	LVL	ROOM TYPE	TOTAL AREA	QTY
ACCOMODATION				
	L01	LUXURY POOLSIDE	67	1
	L01	SUITE GARDEN	786	20
	L01	SUITE POOLSIDE	995	23
			1,848 m²	44
LIFESTYLE				
	L01	SPA	516	1
	L01	SUITES_BALCONY	626	44
			1,142 m²	45
			2,990 m²	89

FLOOR PLAN LVL 01  
SCALE 1:250

1.



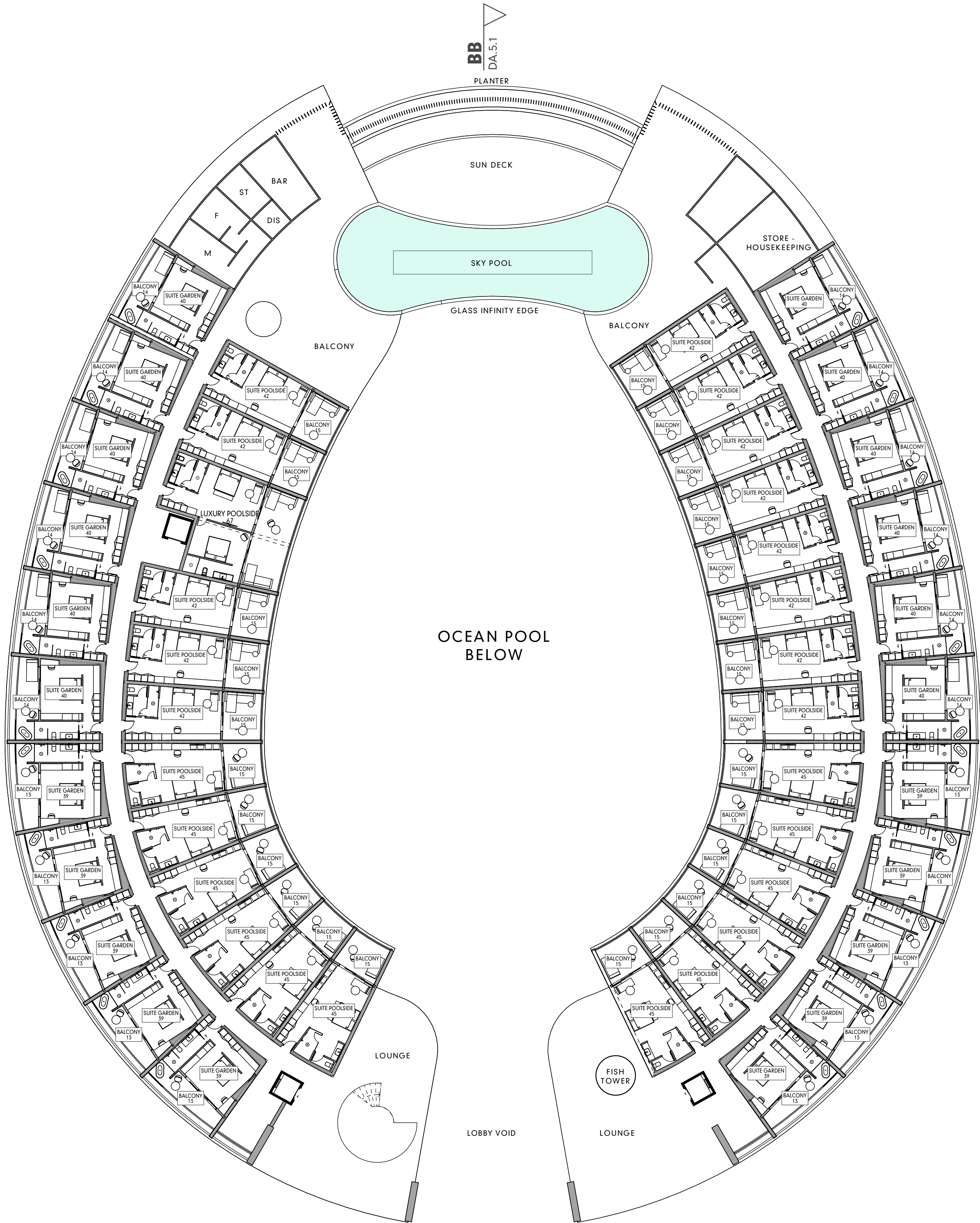
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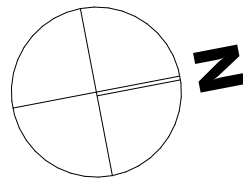
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CLIENT SIGN OFF		SIGNATURE	DATE	TITLE PLANS - HOTEL LVL 01
PROJECT NUMBER GU-PD2	LEVEL/LOCATION	ROLE A	DRAWING NO. DA.3.8	STATUS DA
		DATE 12/5/2023	REVISION 01	





100_AREAS 100_LVL02 INTERNAL AREA SCHEDULE				
AREA	STORY	ROOM TYPE	TOTAL AREA	QTY
ACCOMODATION				
	L02	LUXURY POOLSIDE	67	1
	L02	SUITE GARDEN	865	22
	L02	SUITE POOLSIDE	1,078	25
			2,011 m <sup>2</sup>	48
LIFESTYLE				
	L02	SUITES_BALCONY	683	48
			683 m <sup>2</sup>	48
			<b>2,694 m<sup>2</sup></b>	<b>96</b>

FLOOR PLAN LVL 02  
SCALE1:250



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CLIENT SIGN OFF		SIGNATURE	DATE
PROJECT NUMBER GU-PD2	LEVEL/LOCATION A	ROLE A	TITLE PLANS - HOTEL LVL 02
DRAWING NO. DA.3.9	STATUS DA	DATE 12/5/2023	REVISION 01





HOTEL ROOMS

SCALE 1:50

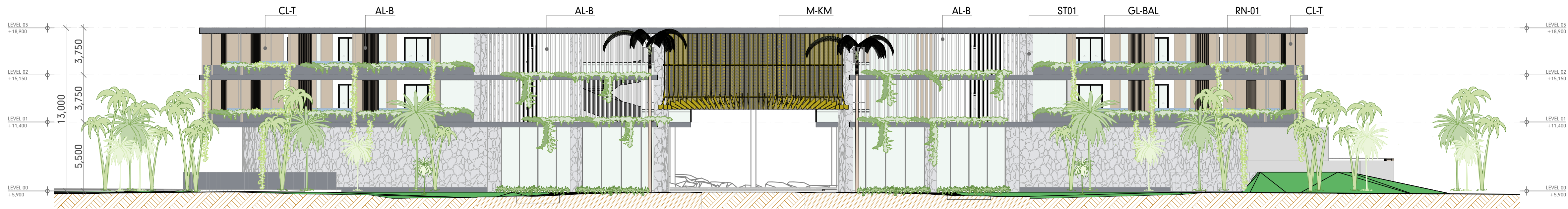
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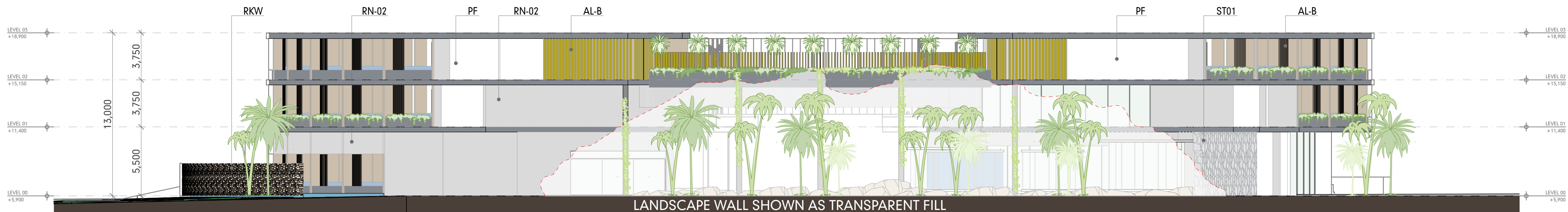
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CLIENT SIGN OFF		SIGNATURE	DATE	TITLE PLANS - HOTEL ROOMS
PROJECT NUMBER GU-PD2	LEVEL/LOCATION	ROLE A	DRAWING NO. DA.3.10	STATUS DA
			DATE 12/5/2023	REVISION 01





**EAST ELEVATION**  
SCALE1:200

**E**



**WEST ELEVATION**  
SCALE1:200

**W**



**NORTH ELEVATION**  
SCALE1:200

**N**



**SOUTH ELEVATION**  
SCALE1:200

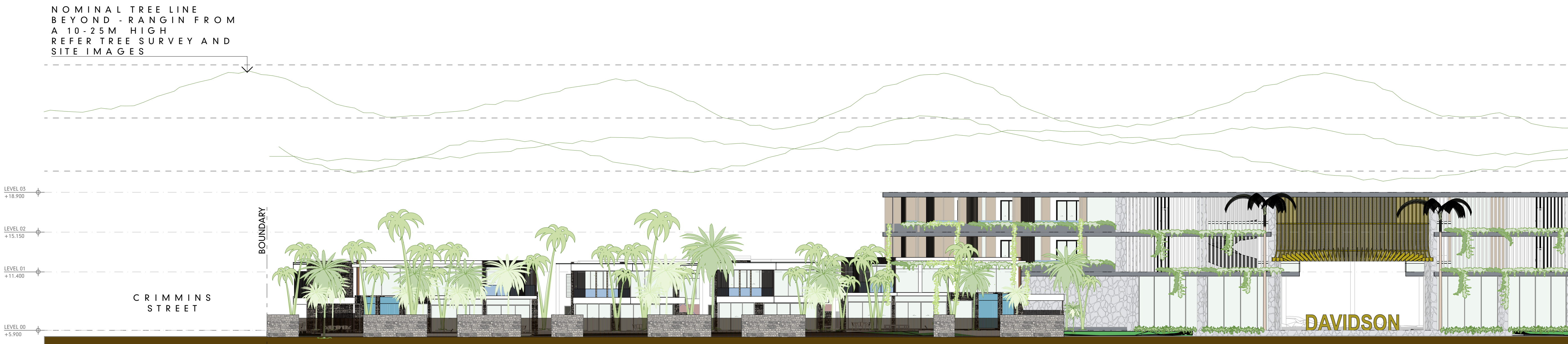
**S**

RevID	CHID	CHANGE DESCRIPTION	DATE
01			12/5/2023

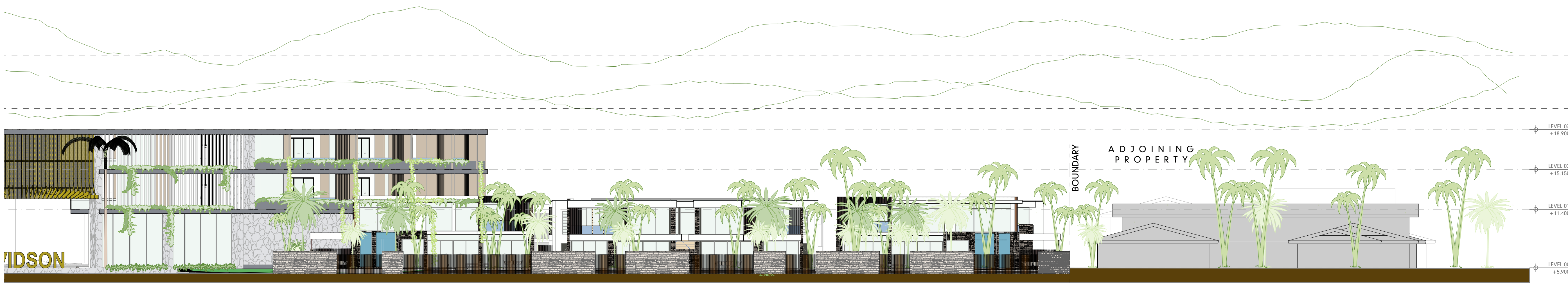
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E architect@huntdesign.com.au  
W www.huntdesign.com.au  
ABN: 90514257527

PROJECT	97 - 113 Davidson St Port Douglas QLD 4877 Australia	SCALE	REFER DRAWING	DRAWN	CHECKED
CLIENT	DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	SHEET SIZE	A1	JR	G.H.
CLIENT SIGN OFF	SIGNATURE	DATE		DRAWING STATUS	DEVELOPMENT APPLICATION
PROJECT NUMBER	LEVEL/LOCATION	ROLE	DRAWING NO.	STATUS	DATE
GU-PD2		A	DA.4.1	DA	12/5/2023
				REVISION	01

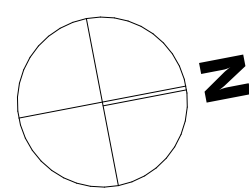




**STREETSCAPE ELEVATION (EAST)** P A R T 1 -  
SCALE1:200



**STREETSCAPE ELEVATION (EAST)** P A R T 2 -  
SCALE1:200

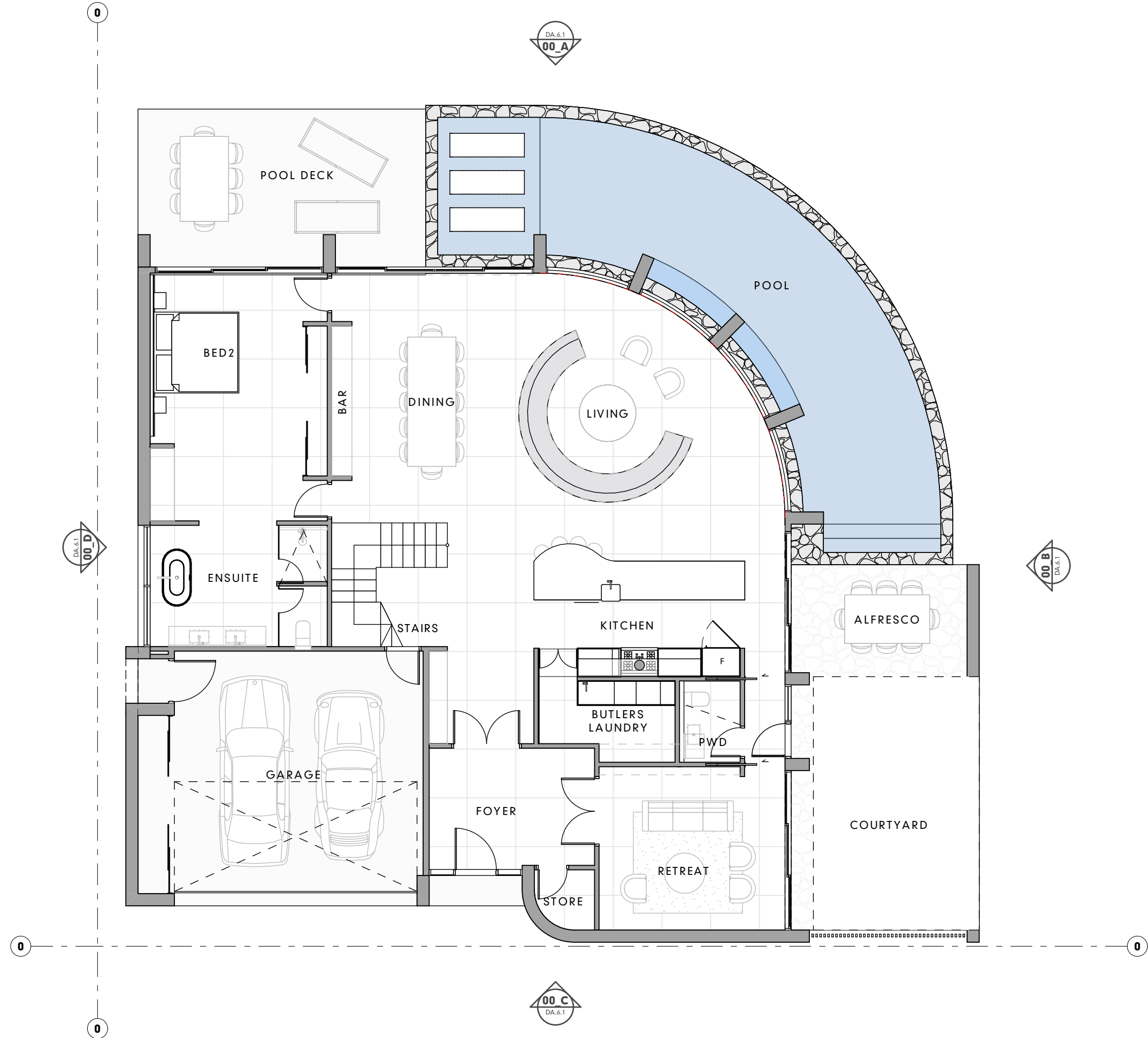


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01			12/5/2023

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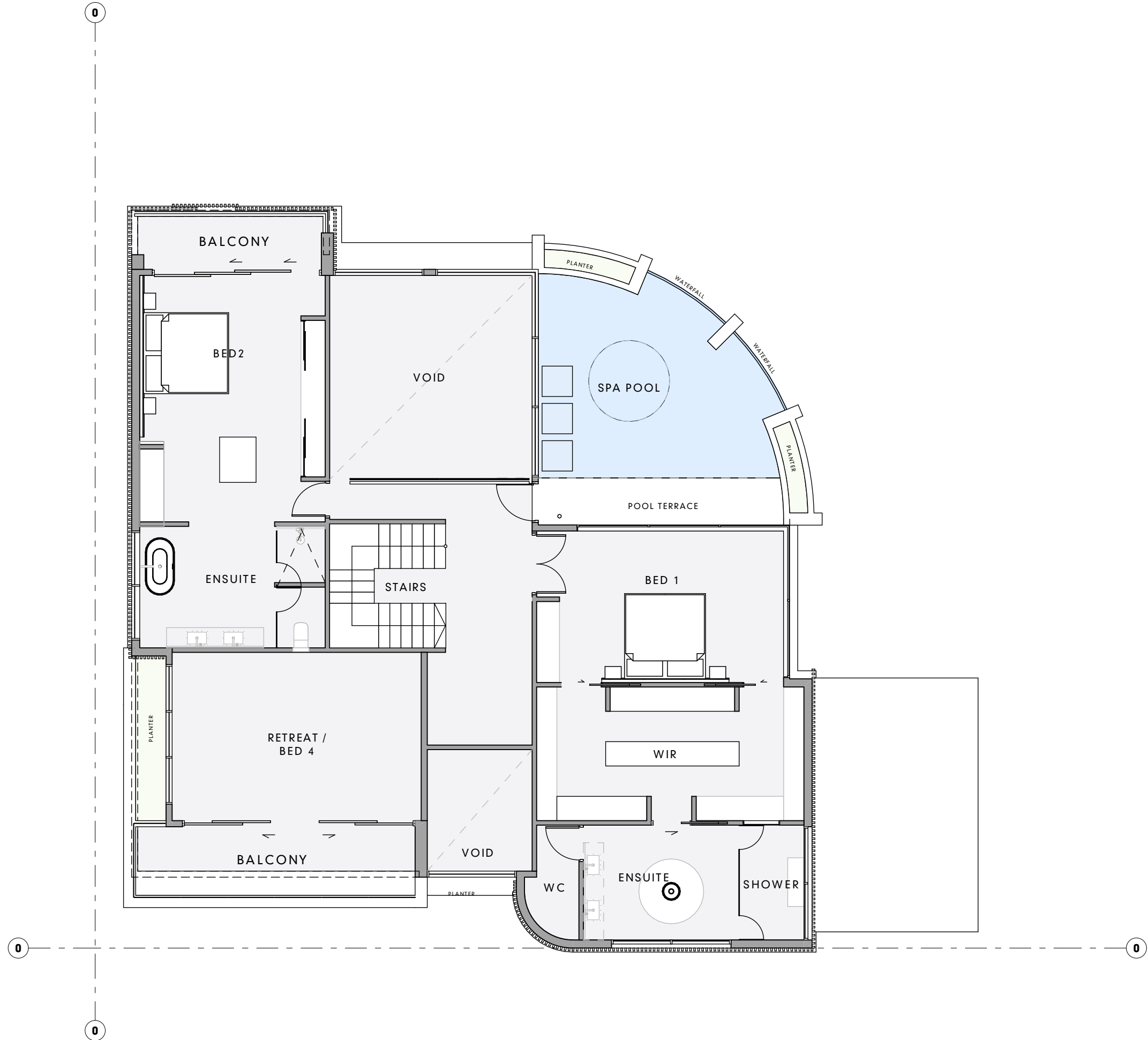
PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia		SCALE REFER DRAWING	DRAWN JR	CHECKED G.H.
CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD		SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF		SIGNATURE	DATE	TITLE ELEVATIONS - STREETSCAPE ELEVATION
PROJECT NUMBER GU-PD2	LEVEL/LOCATION	ROLE A	DRAWING NO. DA.4.2	STATUS DA
			DATE 12/5/2023	REVISION 01





TYPE 0 GROUND  
SCALE1:100

1



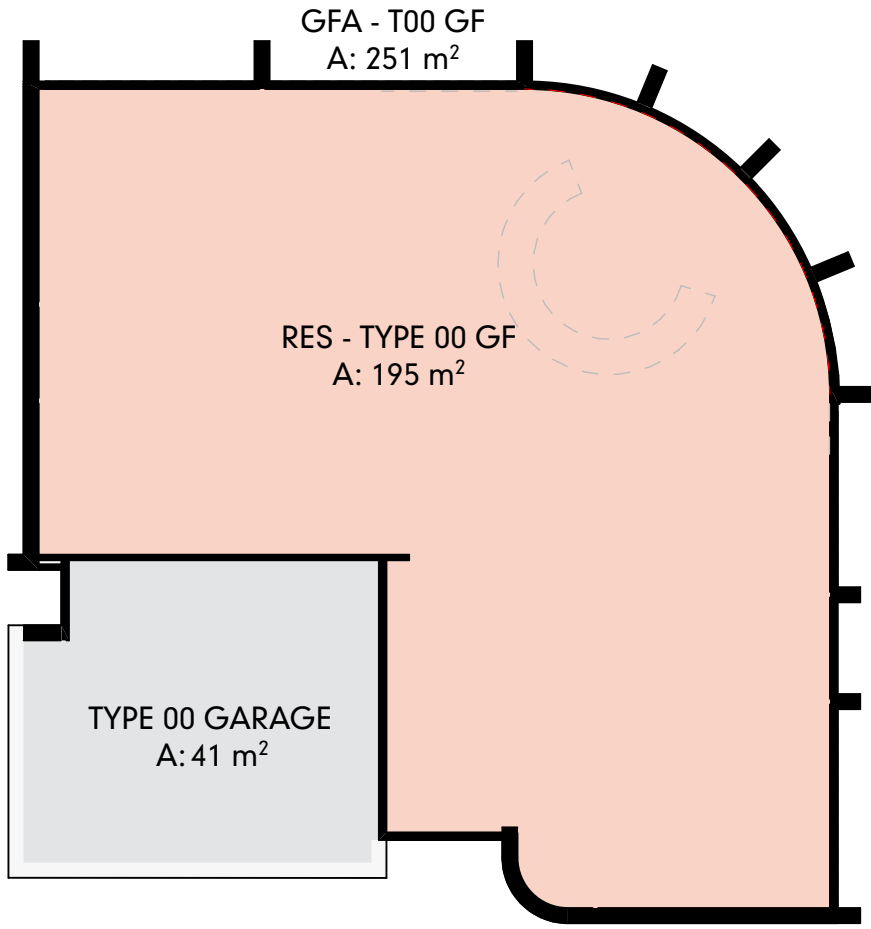
TYPE 0 FIRST  
SCALE1:100

2

3 BED ROOM  
LEVEL 01 SITING  
3.5 BATH

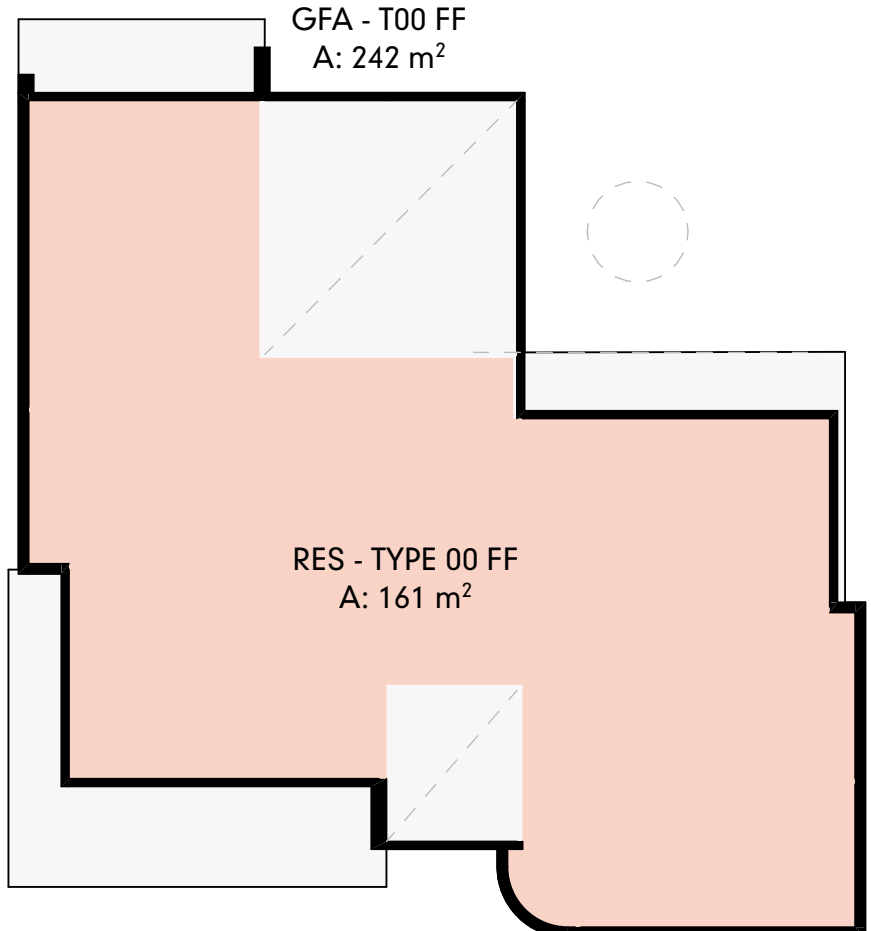
LEVEL 00  
INTERNAL: 195 M<sup>2</sup>

LEVEL 01  
INTERNAL 161 M<sup>2</sup>



TYPE 0 GROUND  
SCALE1:150

7



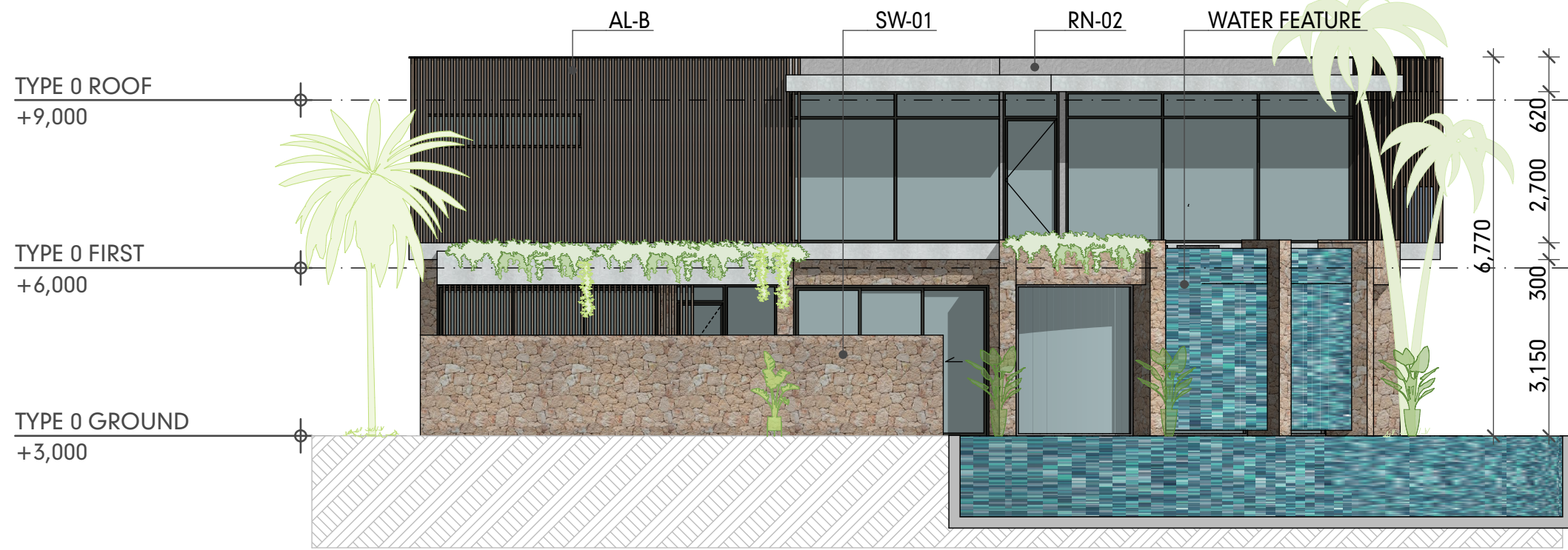
TYPE 0 FIRST  
SCALE1:150

8



ELEVATION A  
SCALE1:100

3



ELEVATION B  
SCALE1:100

4



ELEVATION C  
SCALE1:100

5

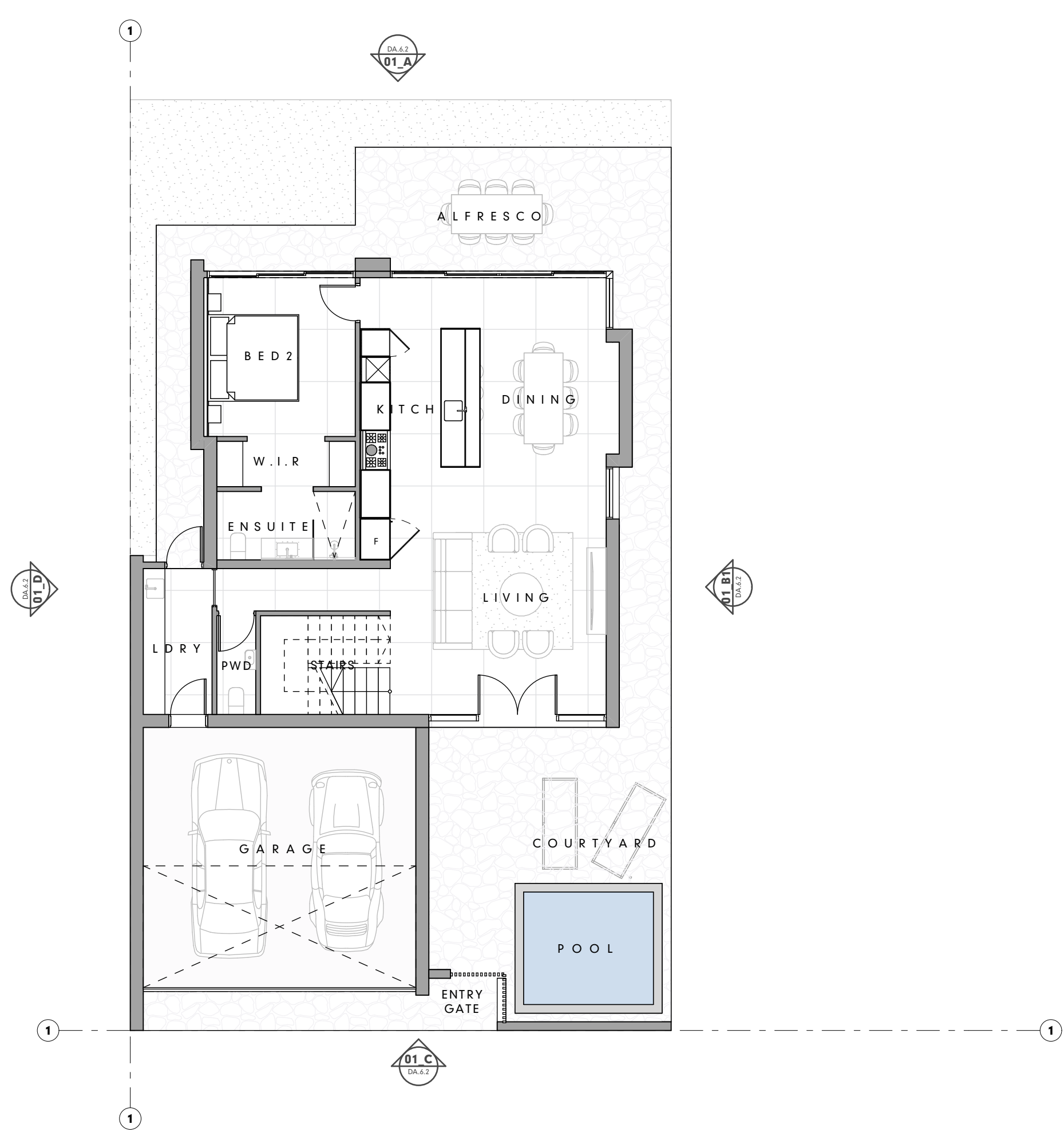


ELEVATION D  
SCALE1:100

6

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01			12/5/2023		CLIENT	97 - 113 Davidson St Port Douglas QLD 4877 Australia							
					DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	SHEET SIZE	A1	DRAWING STATUS DEVELOPMENT APPLICATION					
						TITLE RESIDENCES - RESIDENCE TYPE 00							
						CLIENT SIGN OFF	SIGNATURE	DATE	DRAWING NO. DA.6.1				
						PROJECT NUMBER	GU-PD2	LEVEL / LOCATION	ROLE	STATUS	DATE	REVISION	
									A	DA	12/5/2023	01	





TYPE 1 GROUND  
SCALE1:100

1



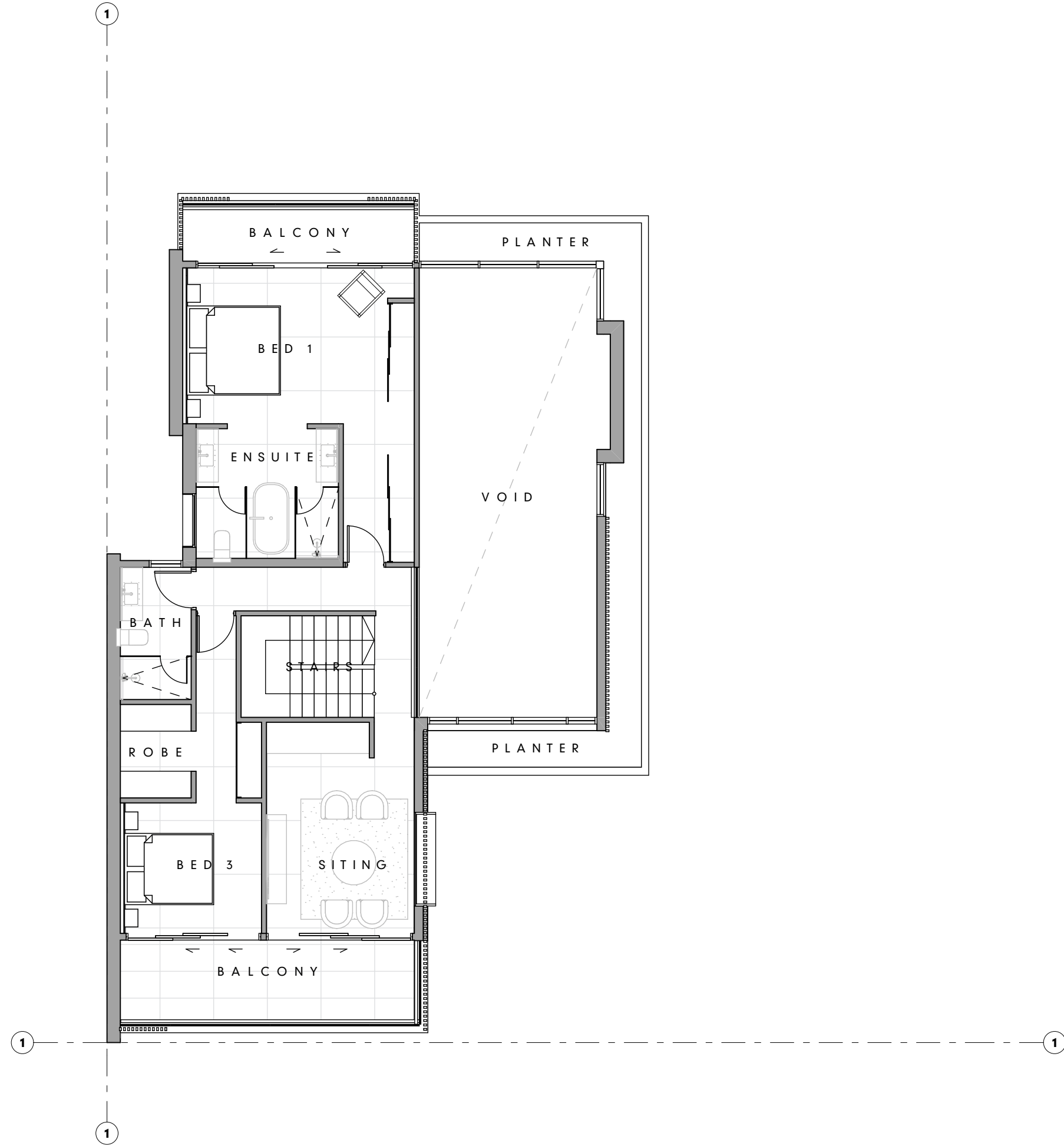
ELEVATION A  
SCALE1:100

3



ELEVATION C  
SCALE1:100

4



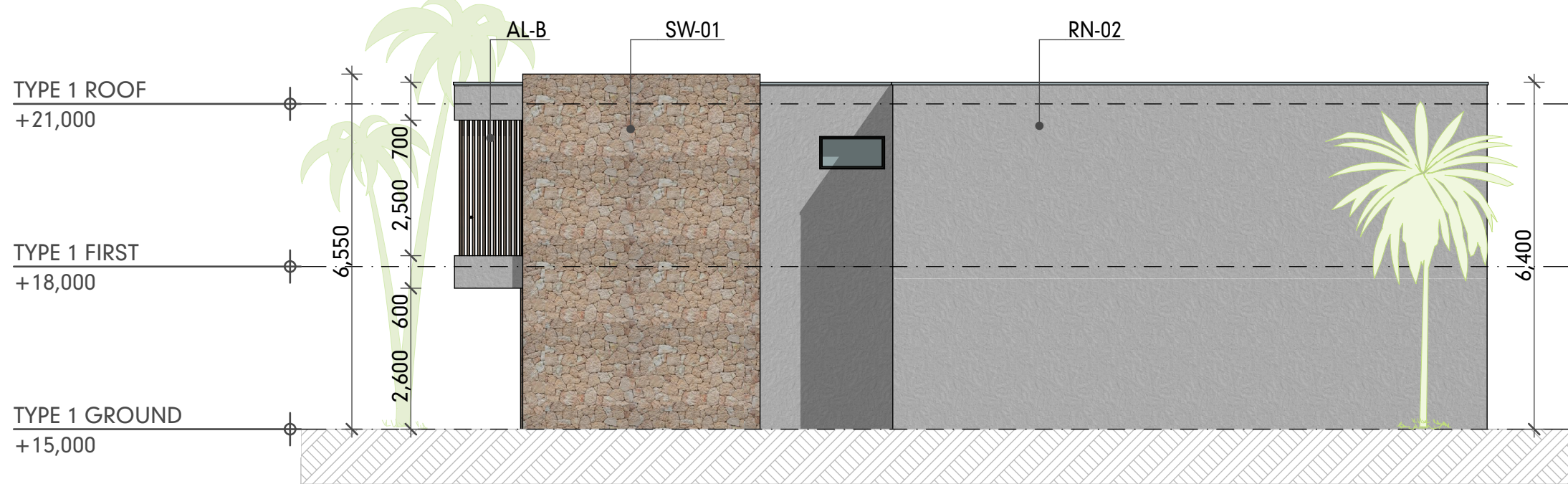
TYPE 1 FIRST  
SCALE1:100

2



ELEVATION B  
SCALE1:100

5



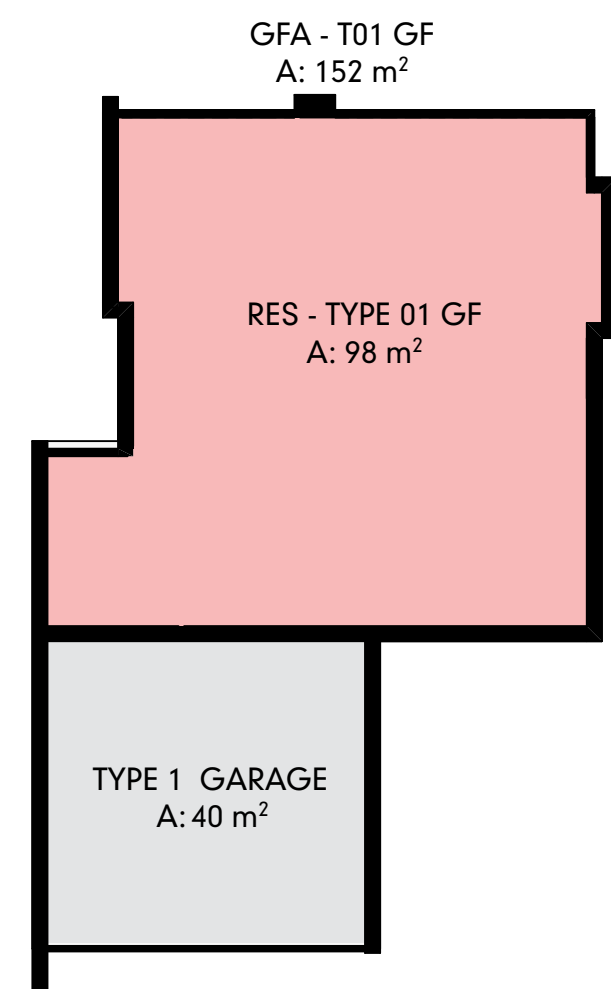
ELEVATION D  
SCALE1:100

6

3 BED ROOM  
LEVEL 01 SITING  
3.5 BATH

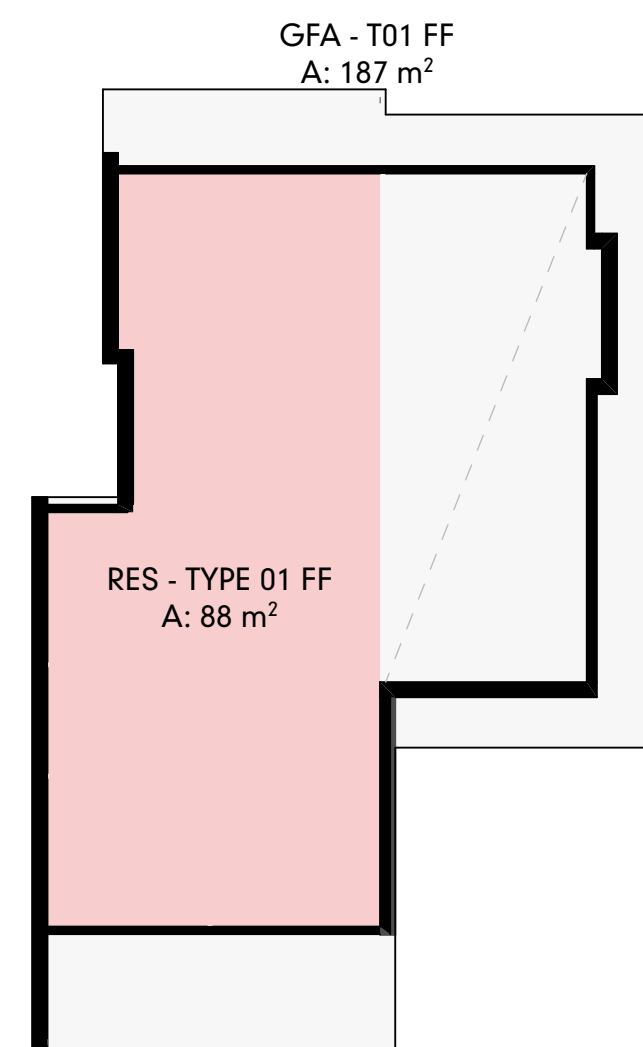
LEVEL 00  
INTERNAL: 9 8 M 2

LEVEL 01  
INTERNAL 8 8 M 2



TYPE 1 GROUND  
SCALE1:150

7



TYPE 1 FIRST  
SCALE1:150

8

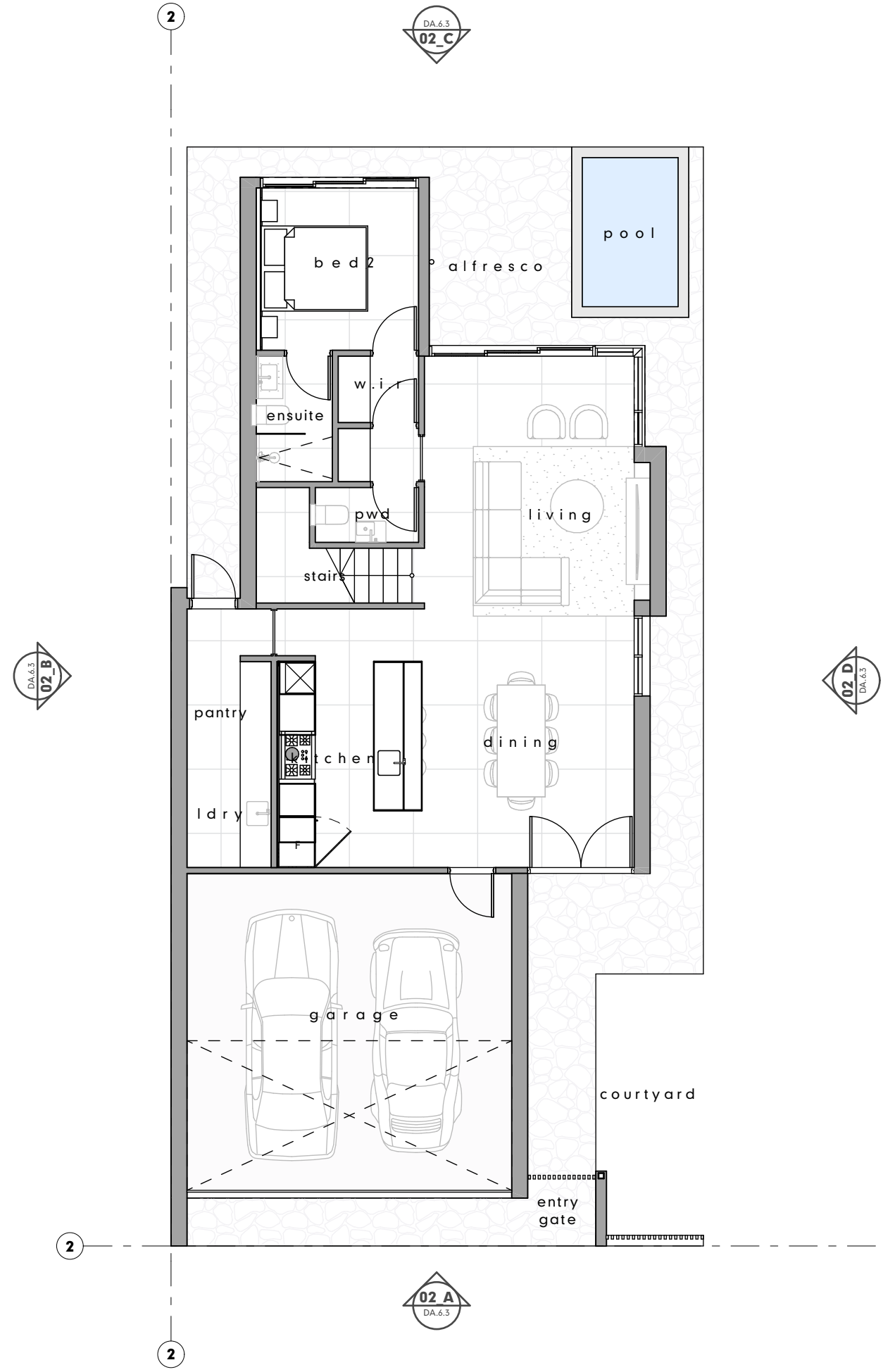
RevID	CHID	CHANGE DESCRIPTION	DATE
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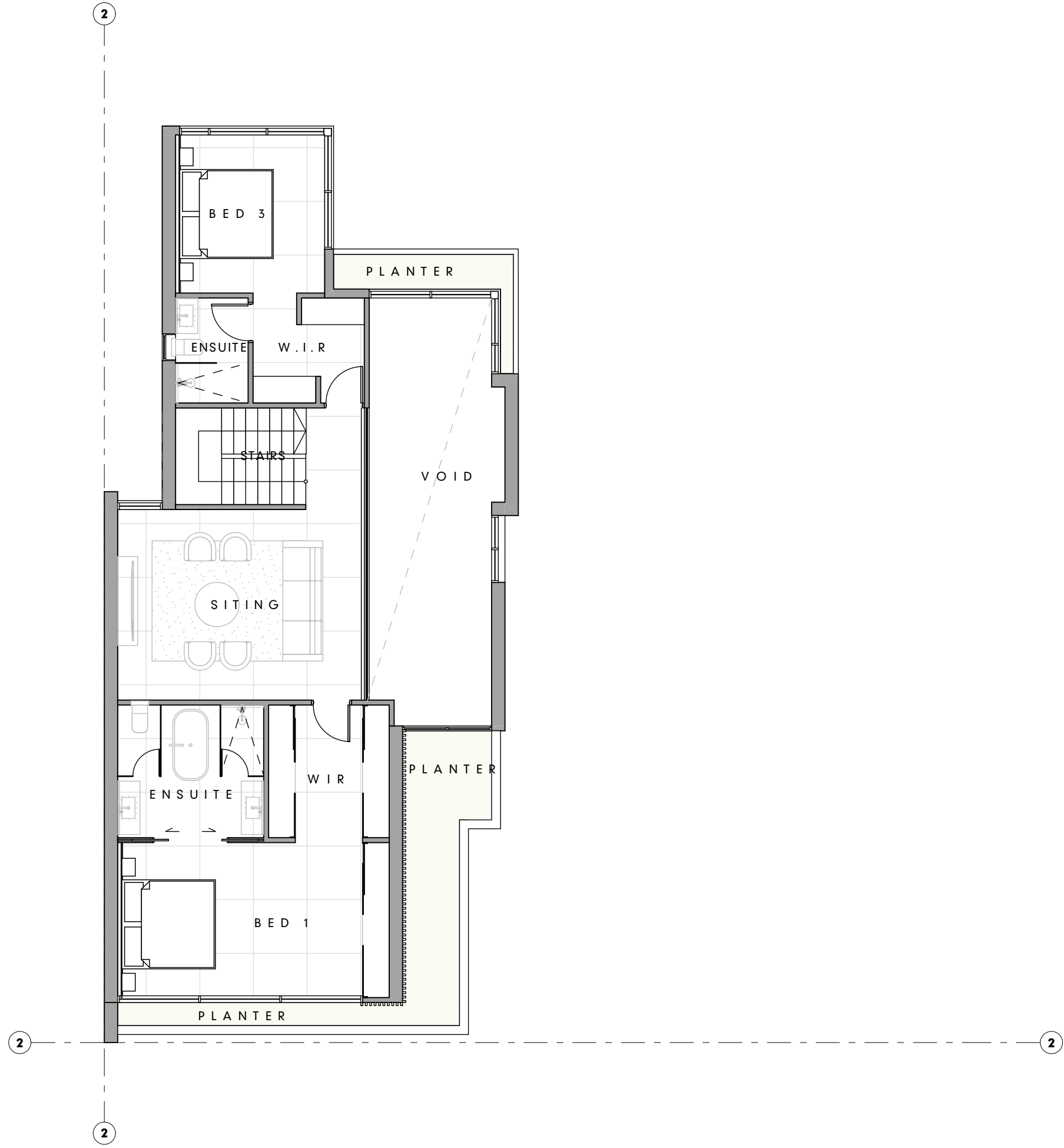
PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia		SCALE REFER DRAWING	DRAWN JR	CHECKED G.H.
CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD		SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF		SIGNATURE	DATE	TITLE RESIDENCES - RESIDENCE TYPE 01
PROJECT NUMBER GU-PD2	LEVEL/LOCATION	ROLE A	DRAWING NO. DA.6.2	STATUS DA
			DATE 12/5/2023	REVISION 01





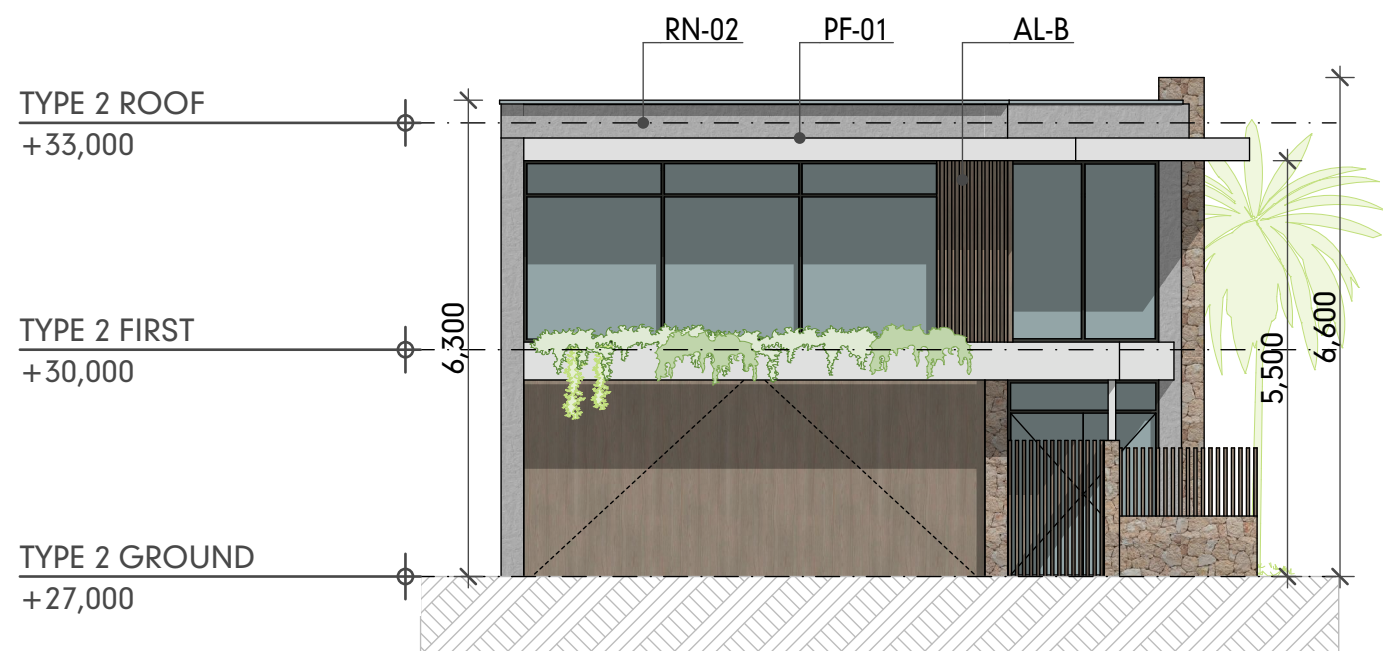
TYPE 2 GROUND  
SCALE1:100

1



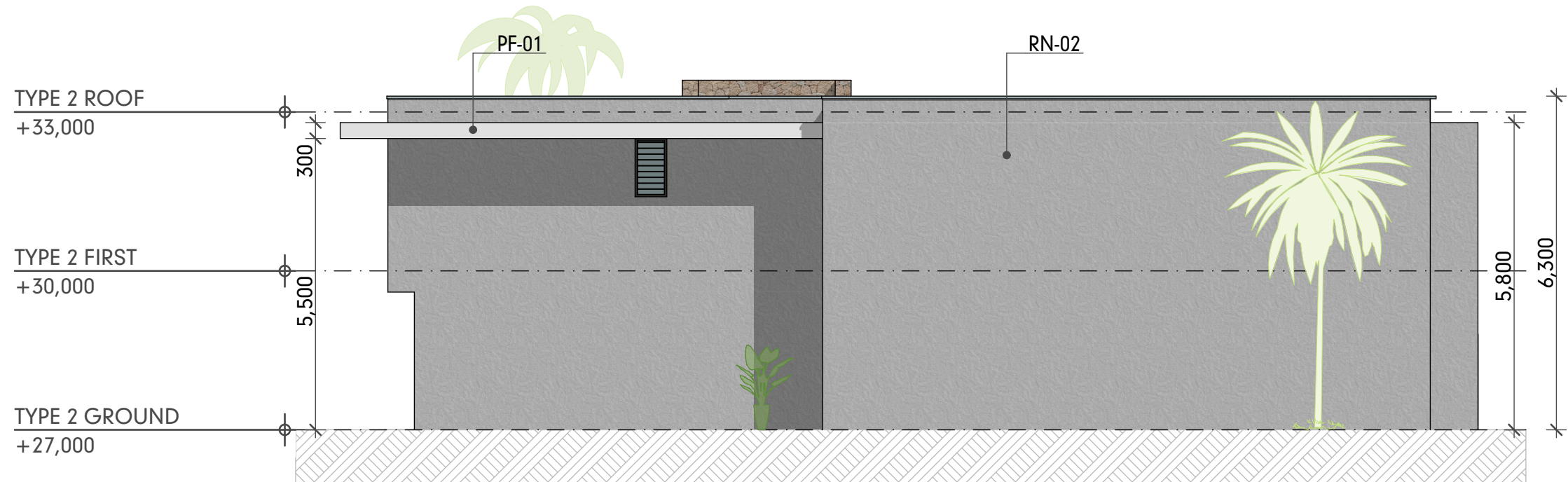
TYPE 2 FIRST  
SCALE1:100

2



ELEVATION A  
SCALE1:100

3



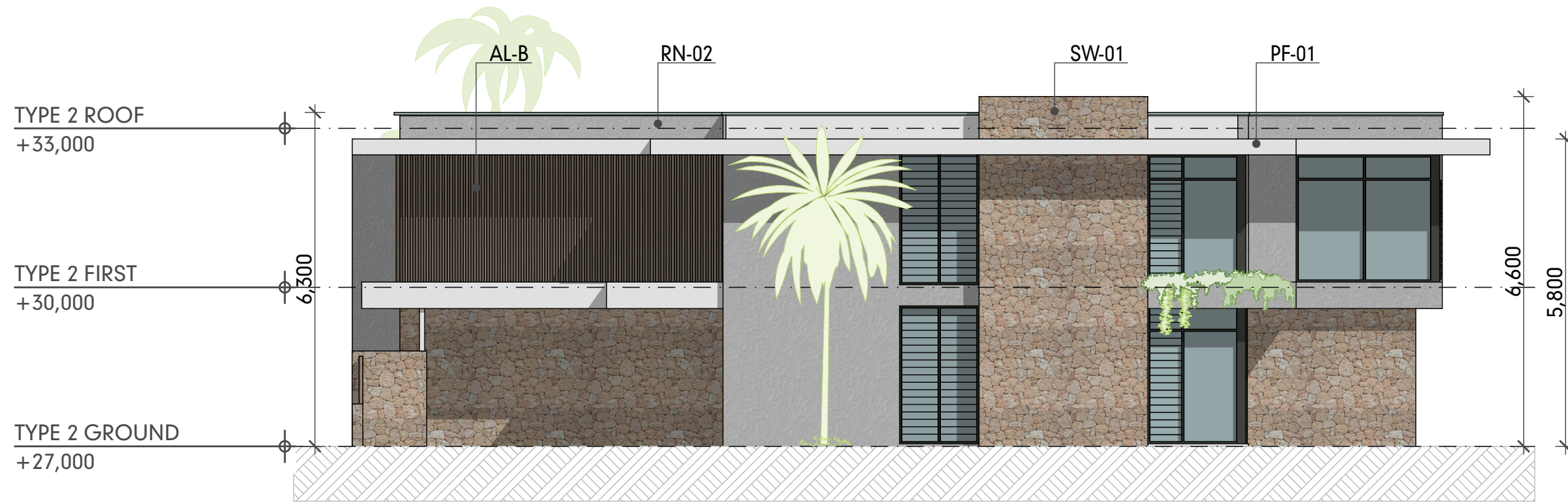
ELEVATION B  
SCALE1:100

5



ELEVATION C  
SCALE1:100

4



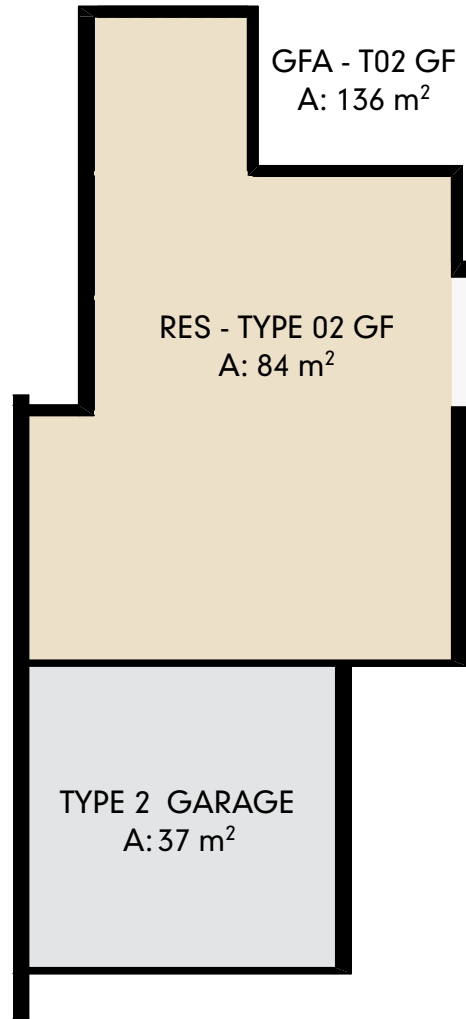
ELEVATION D  
SCALE1:100

6

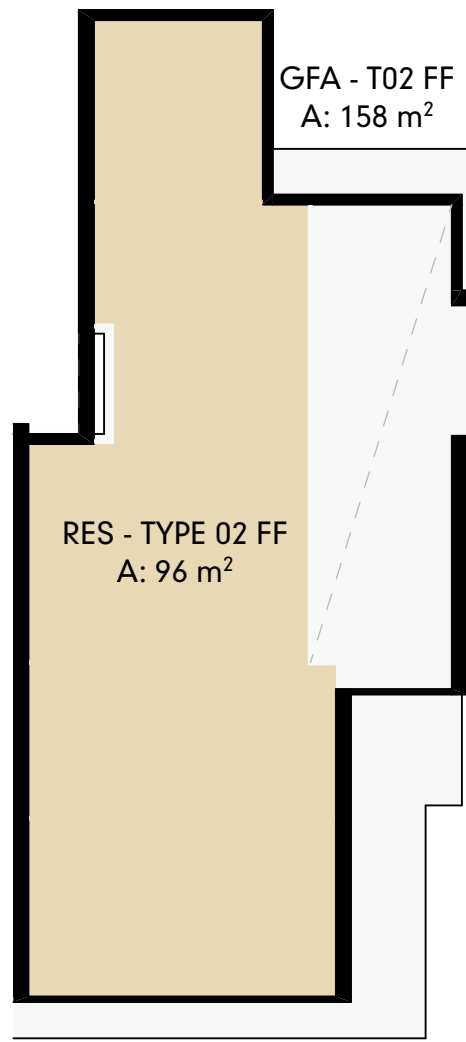
3 BED ROOM  
LEVEL 01 SITING  
3.5 BATH

LEVEL 00  
INTERNAL: 8 4 M 2

LEVEL 01  
INTERNAL 9 6 M 2



TYPE 2 GROUND 7  
SCALE1:150



TYPE 2 FIRST 8  
SCALE1:150

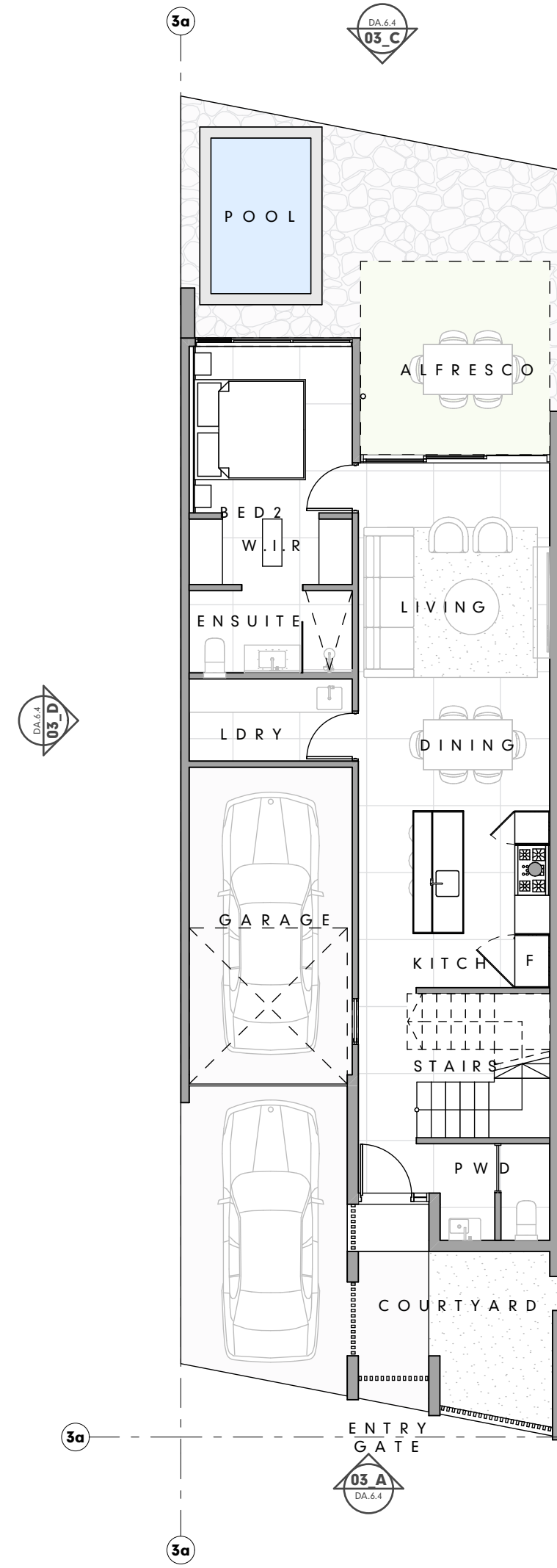
RevID	CHID	CHANGE DESCRIPTION	DATE
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ABN: 90514257927

PROJECT	DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	SCALE	REFER DRAWING	DRAWN	CHECKED
CLIENT	DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	SHEET SIZE	A1	JR	G.H.
CLIENT SIGN OFF	SIGNATURE	DATE	DRAWING STATUS	DEVELOPMENT APPLICATION	
PROJECT NUMBER	LEVEL/LOCATION	ROLE	DRAWING NO.	STATUS	DATE
GU-PD2		A	DA.6.3	DA	12/5/2023
				REVISION	01

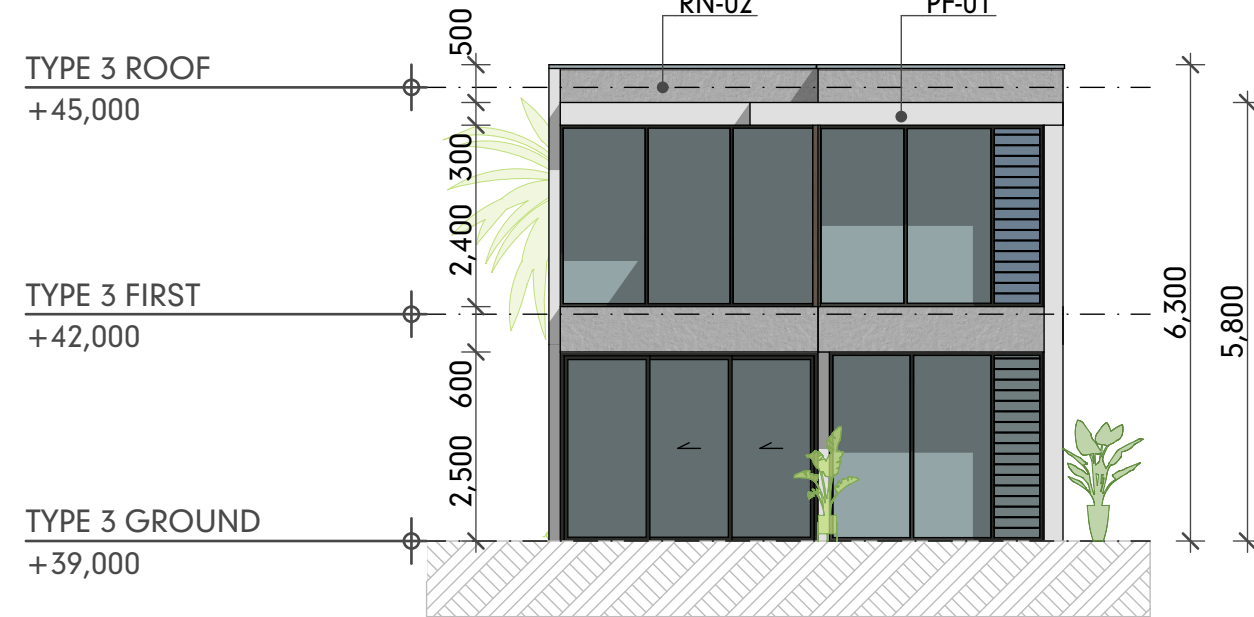




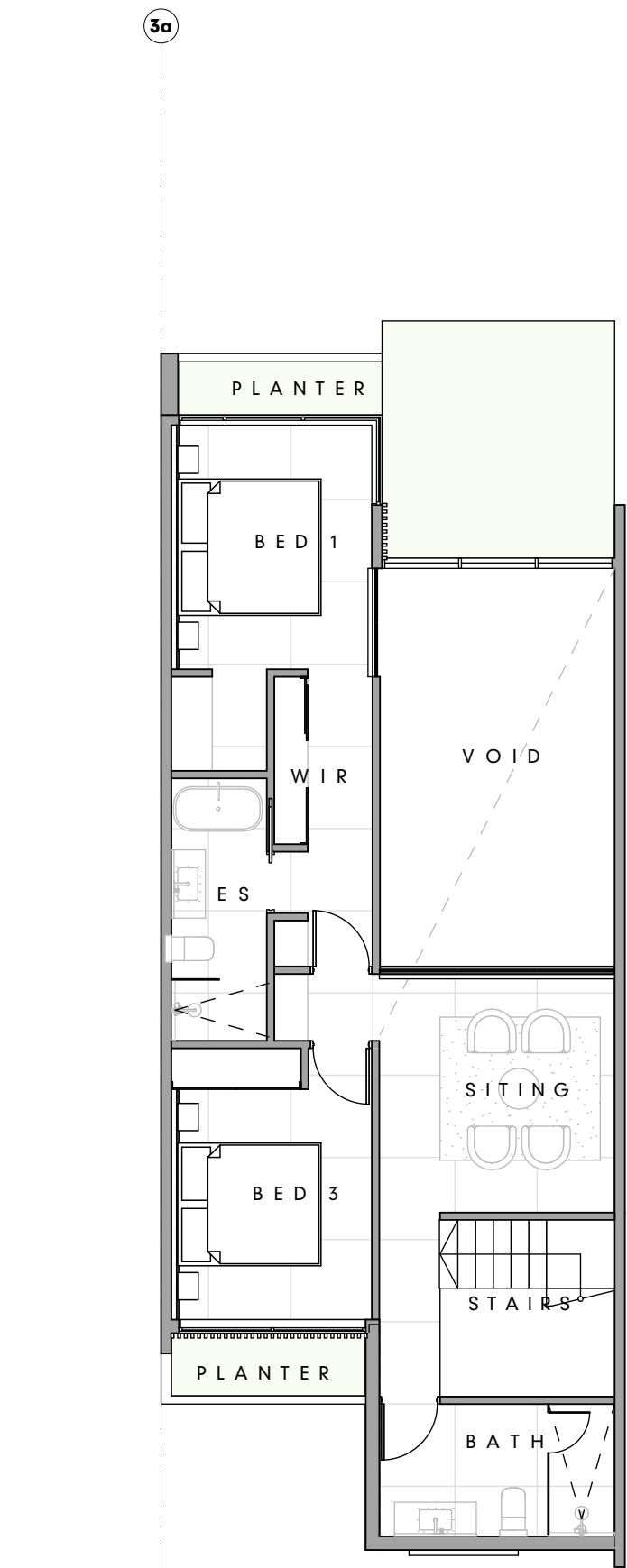
TYPE 3 GROUND  
SCALE1:100



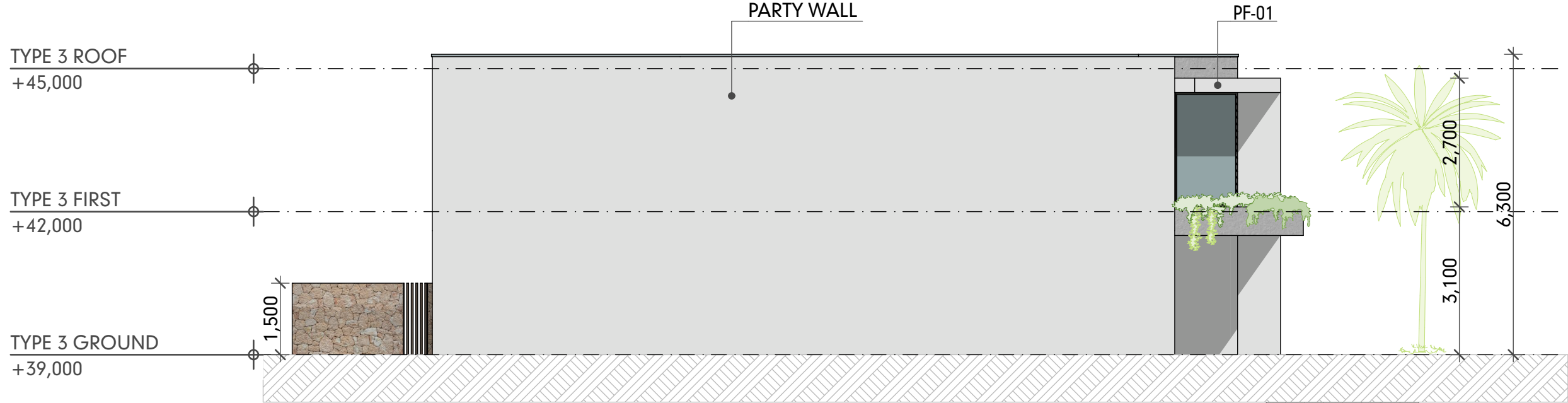
ELEVATION A  
SCALE1:100



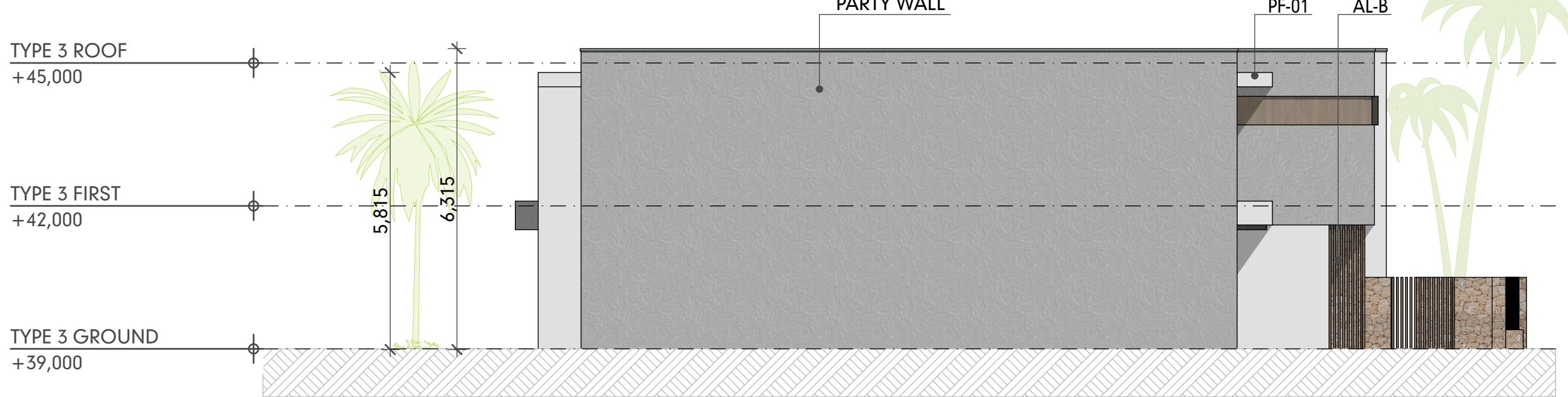
ELEVATION C  
SCALE1:100



TYPE 3 FIRST  
SCALE1:100

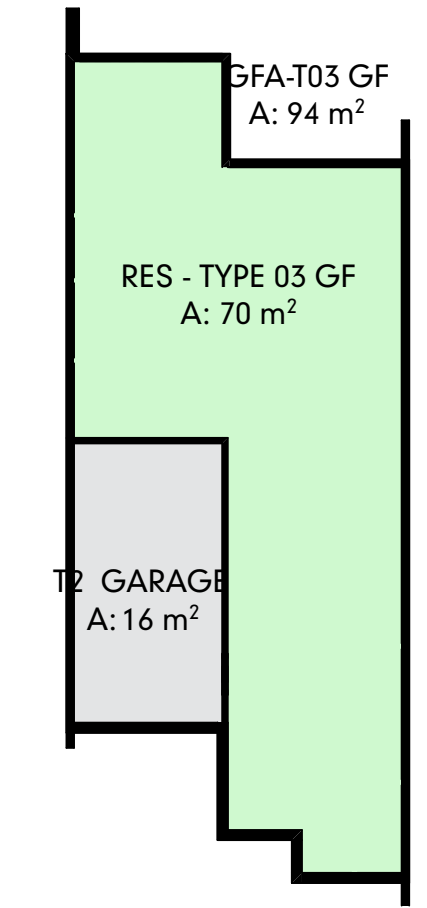


ELEVATION B  
SCALE1:100

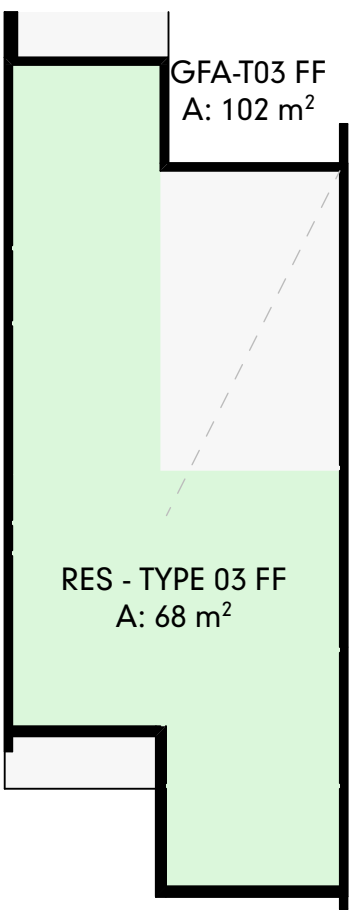


ELEVATION D  
SCALE1:100

3 BED ROOM  
LEVEL 01 SITING  
3.5 BATH  
  
LEVEL 00  
INTERNAL: 70 M<sup>2</sup>  
  
LEVEL 01  
INTERNAL 68 M<sup>2</sup>



TYPE 3 GROUND 7  
SCALE1:150



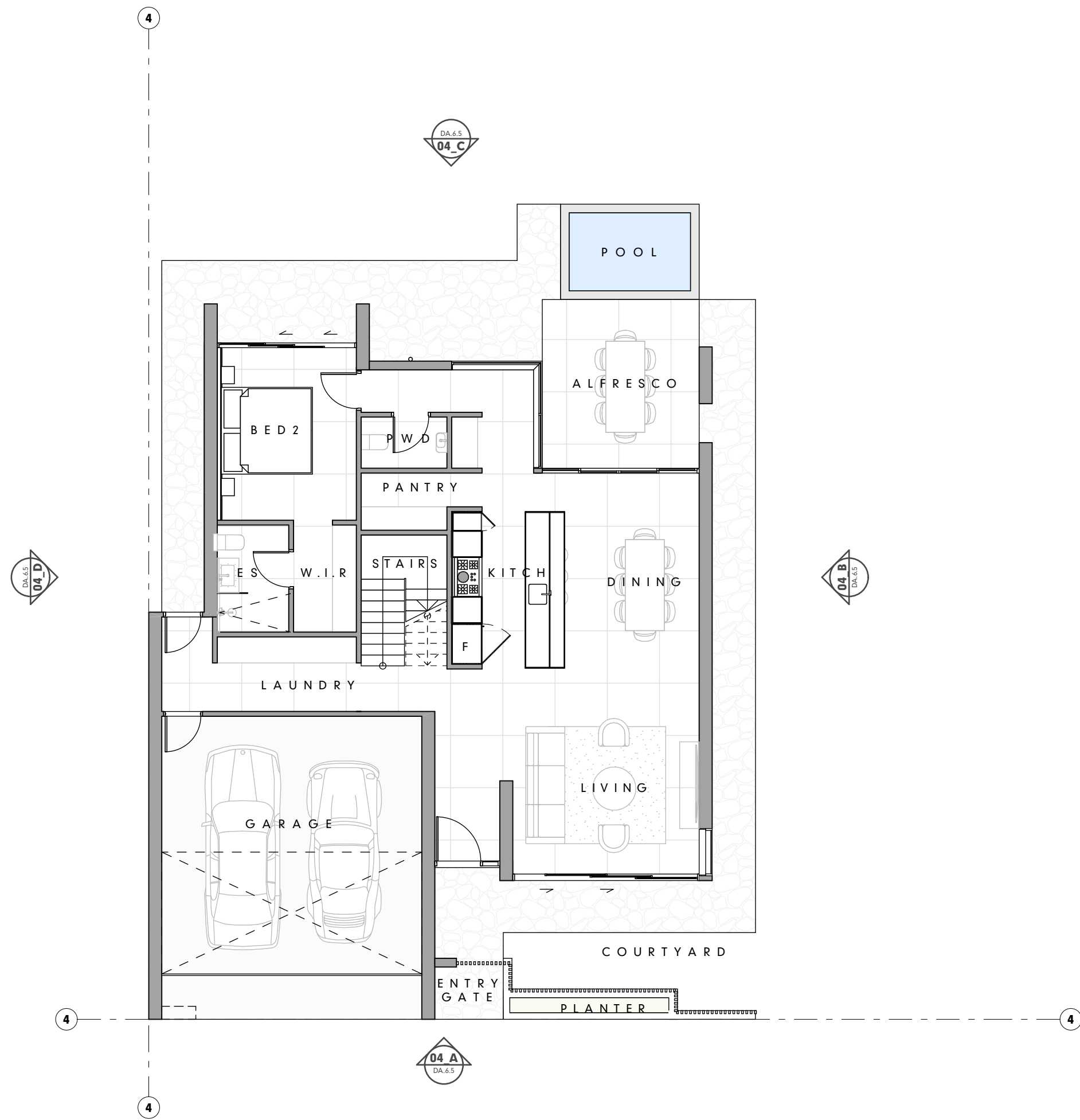
TYPE 3 FIRST 8  
SCALE1:150

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PROJECT	DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	SCALE	REFER DRAWING	DRAWN	CHECKED
CLIENT	DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	SHEET SIZE	A1	JR	G.H.
CUSTOMER SIGN OFF	SIGNATURE	DATE	DRAWING STATUS	DEVELOPMENT APPLICATION	
PROJECT NUMBER	LEVEL/LOCATION	ROLE	DRAWING NO.	STATUS	DATE
GU-PD2		A	DA.6.4	DA	12/5/2023
				REVISION	01





TYPE 4 GROUND  
SCALE1:100

1



ELEVATION A  
SCALE1:100

3



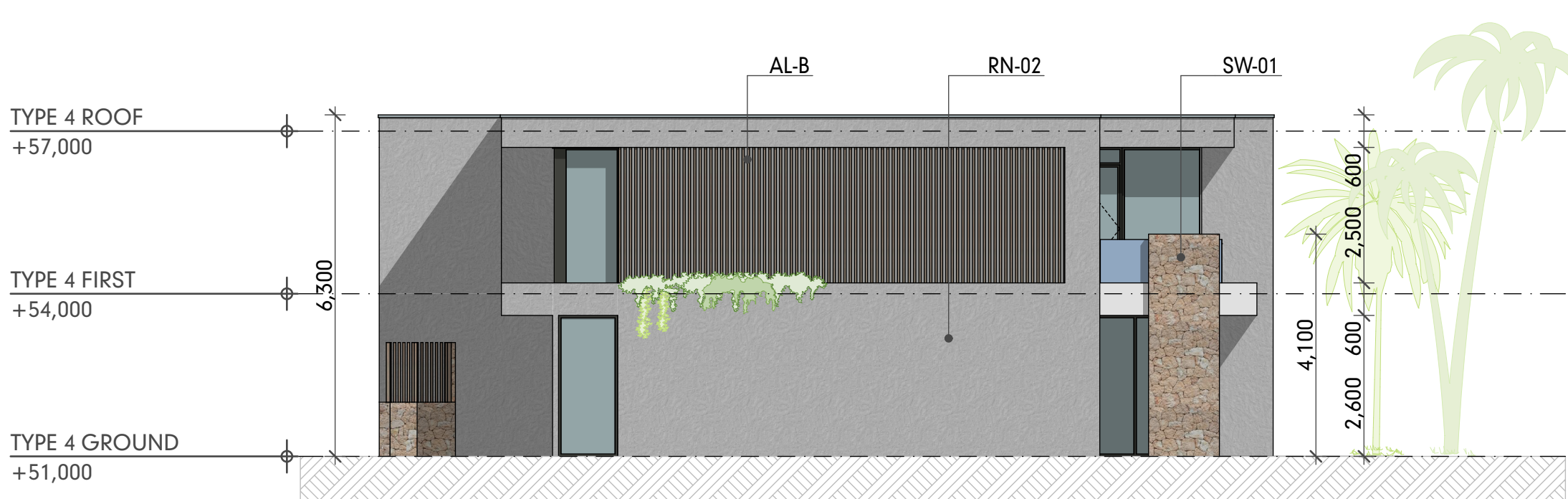
ELEVATION C  
SCALE1:100

4



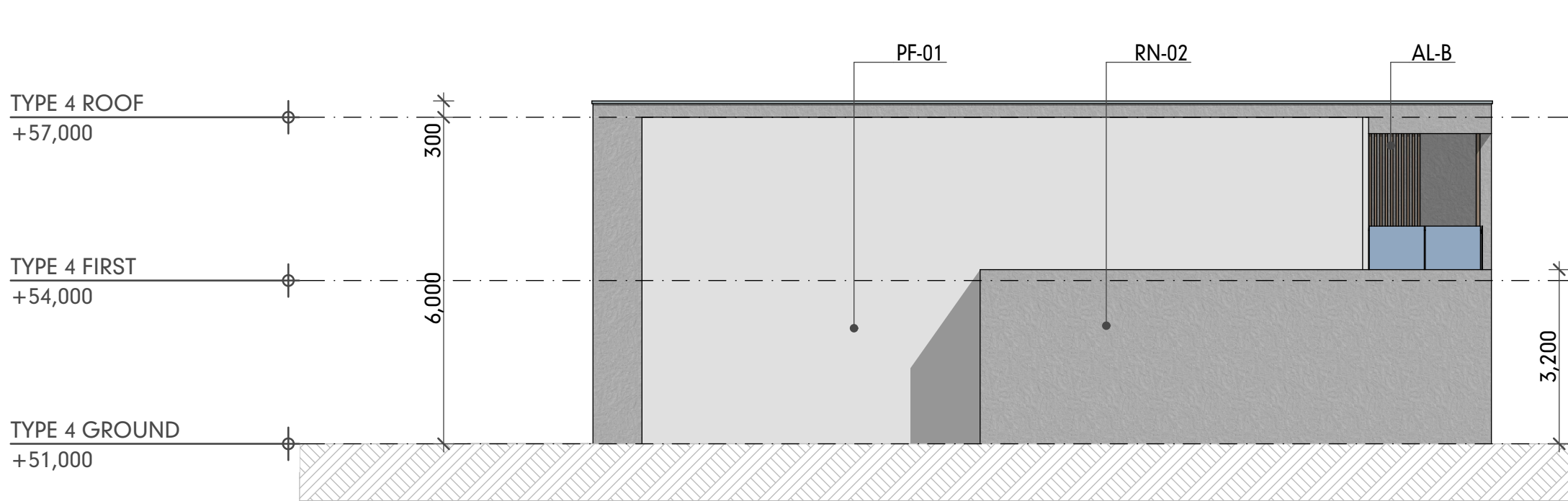
TYPE 4 FIRST  
SCALE1:100

2



ELEVATION B  
SCALE1:100

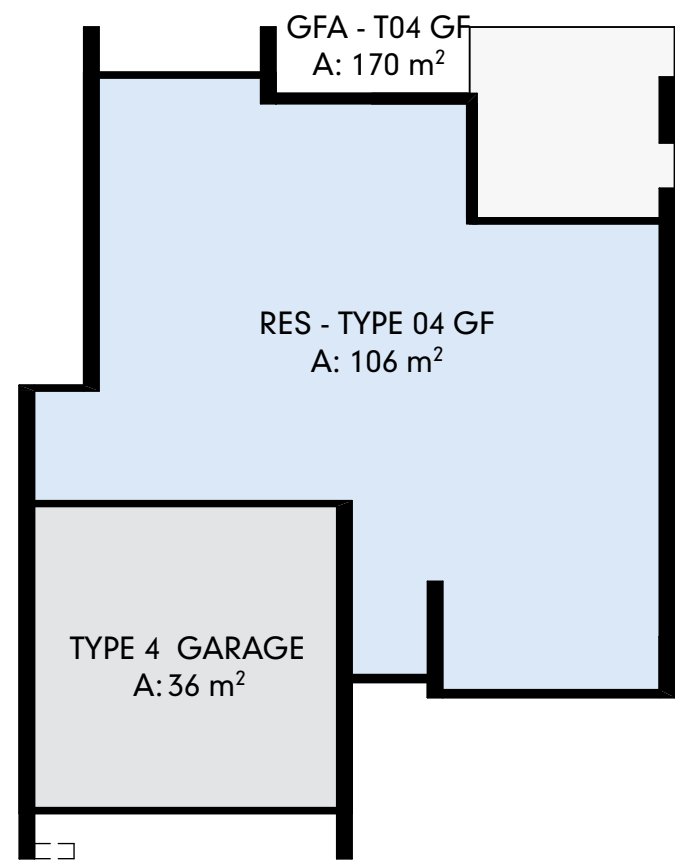
5



ELEVATION D  
SCALE1:100

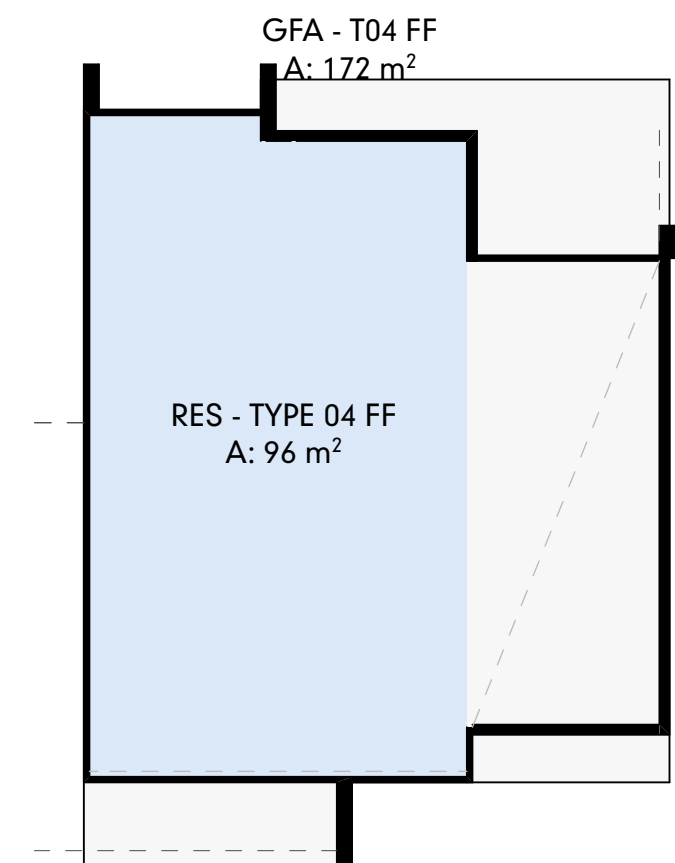
6

3 BED ROOM  
LEVEL 01 SITING  
3.5 BATH  
  
LEVEL 00  
INTERNAL: 106 M<sup>2</sup>  
  
LEVEL 01  
INTERNAL 96 M<sup>2</sup>



TYPE 4 GROUND  
SCALE1:150

7



TYPE 4 FIRST  
SCALE1:150

8

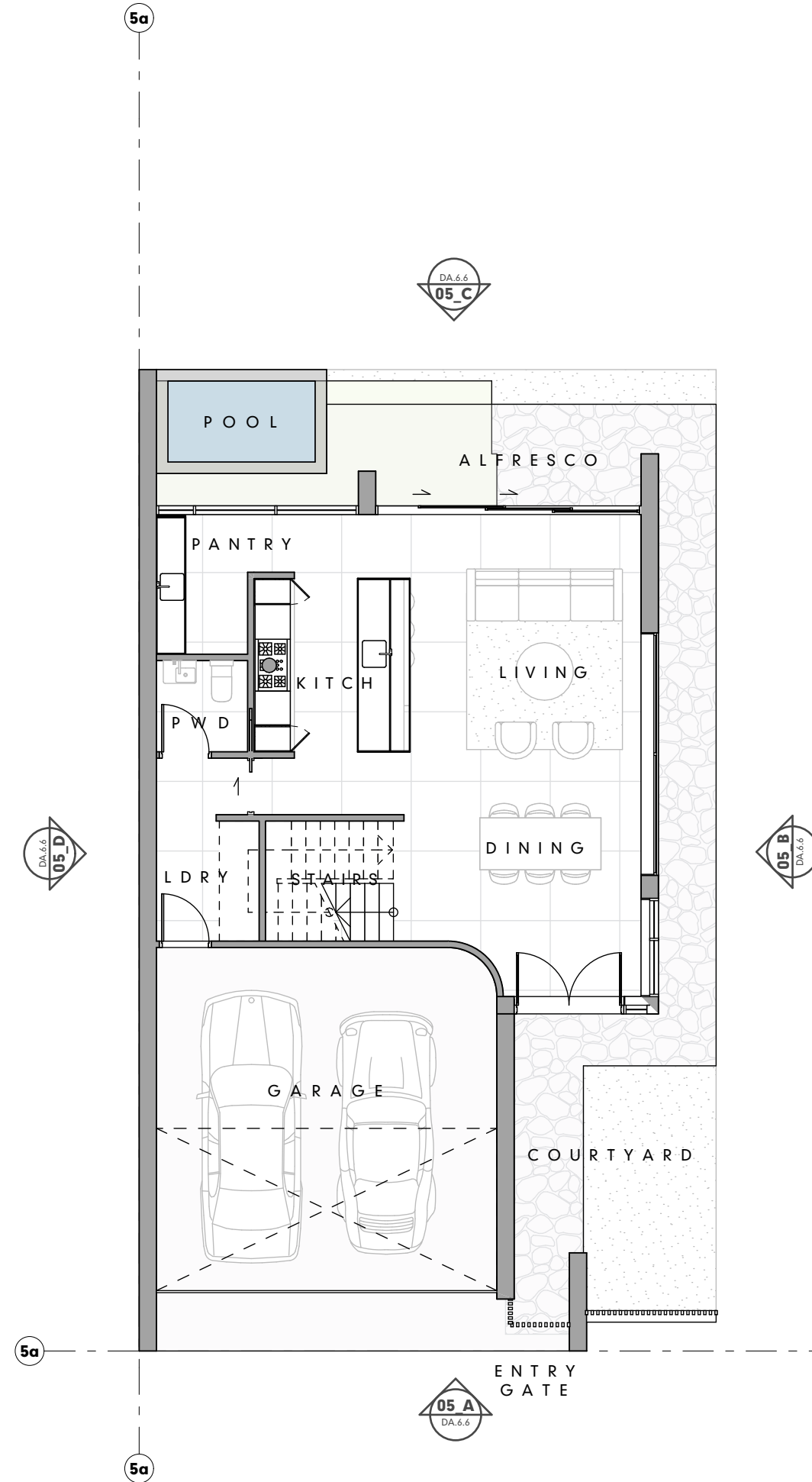
RevID	CHID	CHANGE DESCRIPTION	DATE
01			12/5/2023

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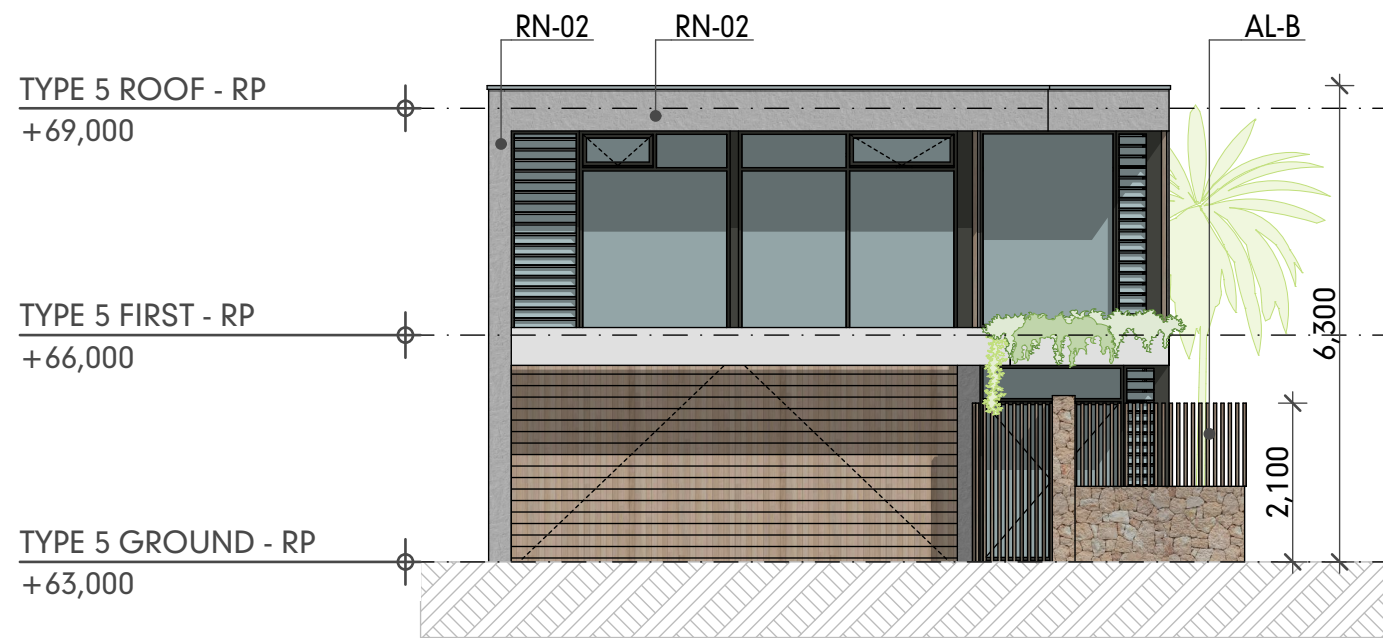
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PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia	SCALE REFER DRAWING A1	DRAWN JR	CHECKED G.H.
CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	TITLE RESIDENCES - RESIDENCE TYPE 04
CLIENT SIGN OFF	SIGNATURE	DATE	
PROJECT NUMBER GU-PD2	LEVEL/LOCATION A	ROLE DA	STATUS DA
		DATE 12/5/2023	REVISION 01

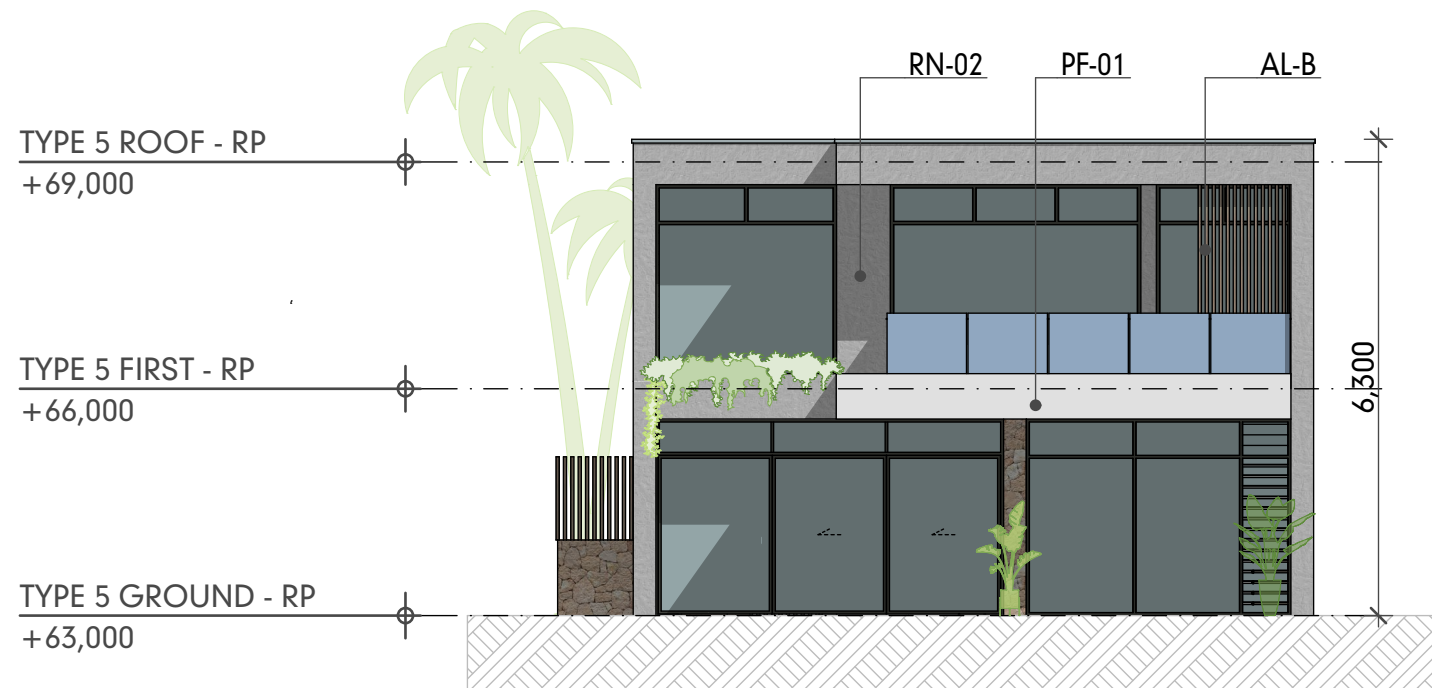




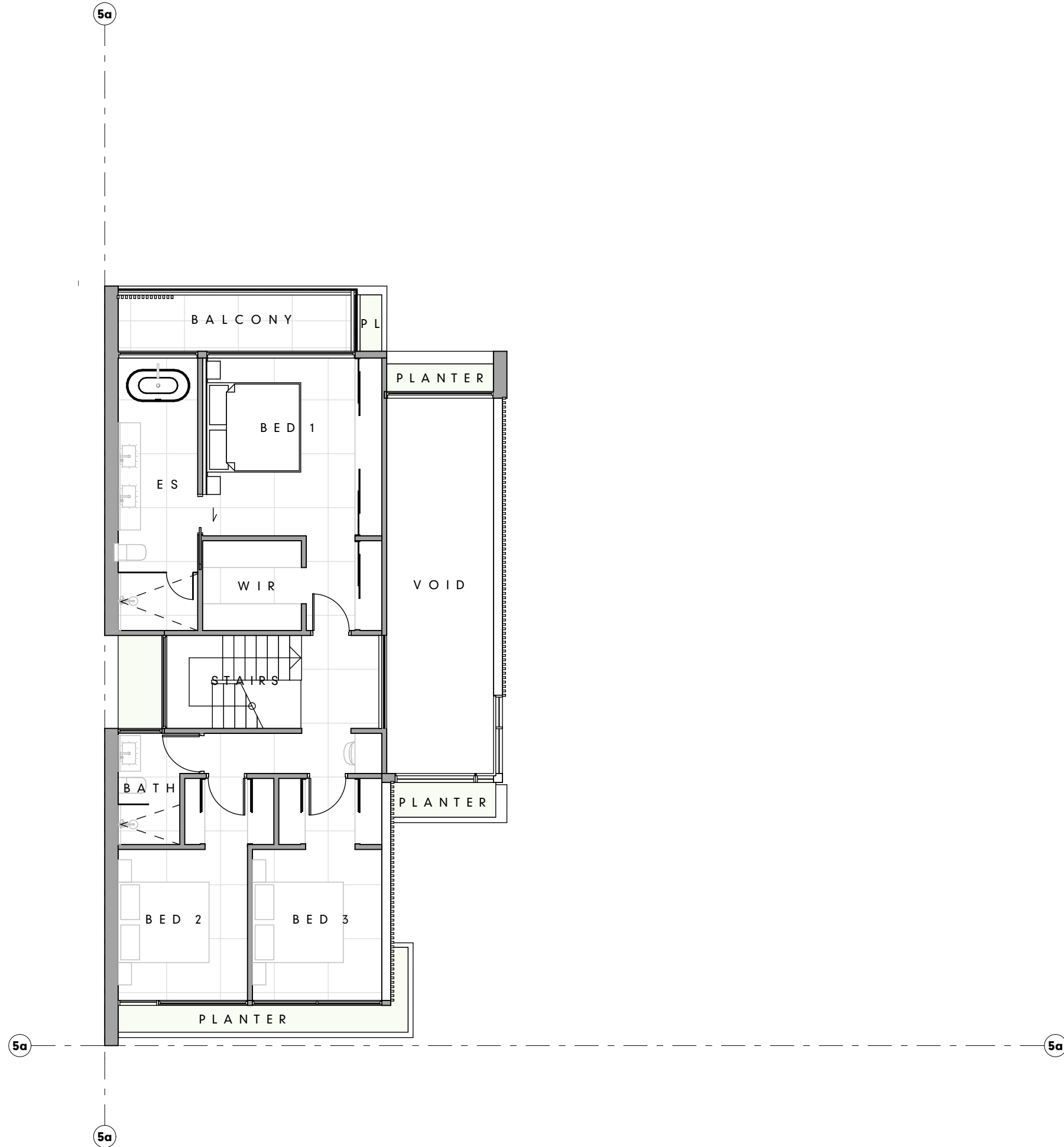
TYPE 5 GROUND - RP  
SCALE1:100



ELEVATION A  
SCALE1:100



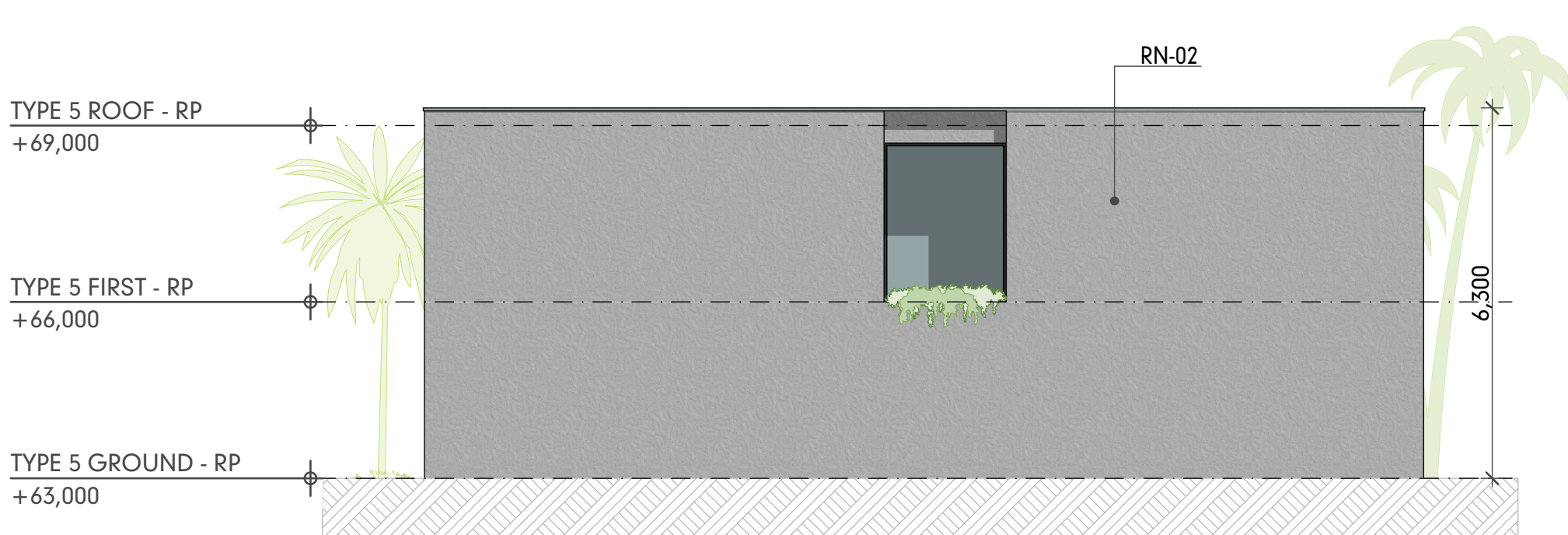
ELEVATION C  
SCALE1:100



TYPE 5 FIRST - RP  
SCALE1:100



ELEVATION B  
SCALE1:100

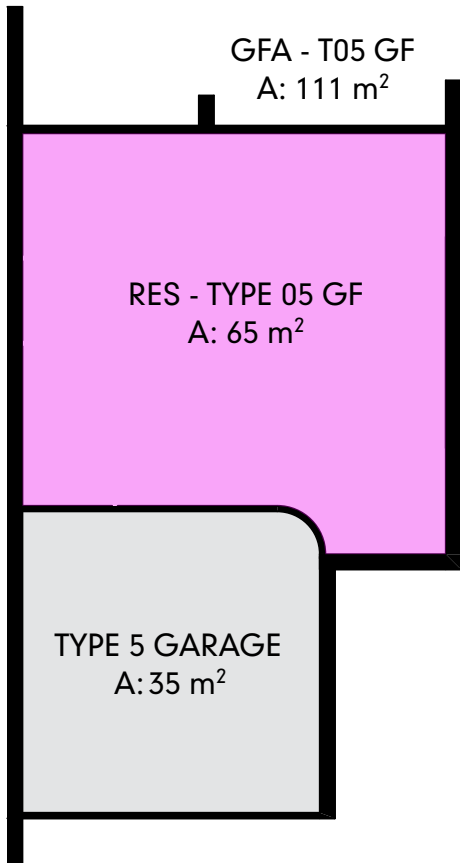


ELEVATION D  
SCALE1:100

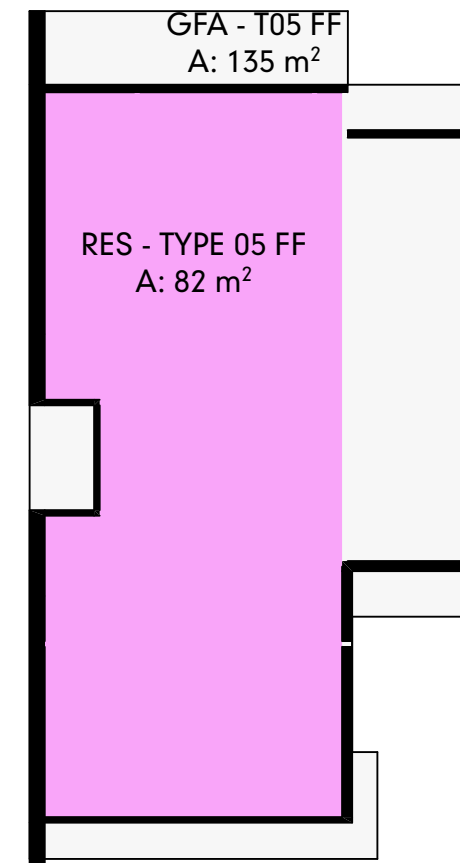
3 BED ROOM  
LEVEL 01 SITING  
3.5 BATH

LEVEL 00  
INTERNAL: 6 5 M 2

LEVEL 01  
INTERNAL 8 2 M 2



TYPE 5 GROUND - RP  
SCALE1:150



TYPE 5 FIRST - RP  
SCALE1:150

RevID	CHID	CHANGE DESCRIPTION	DATE
01			12/5/2023

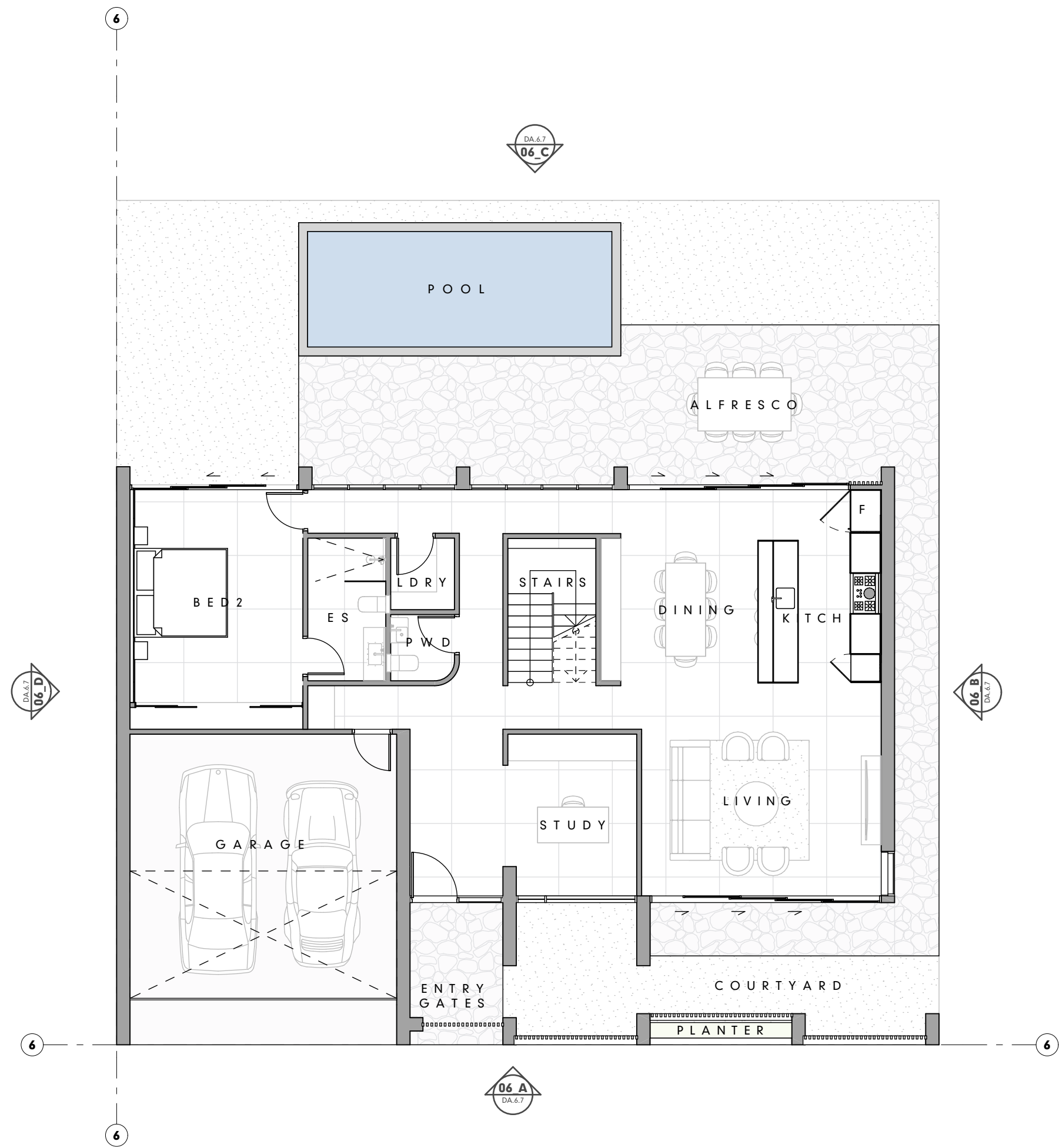
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PROJECT	DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	SCALE	REFER DRAWING	DRAWN	CHECKED
CLIENT	DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	SHEET SIZE	A1	JR	G.H.
CLIENT SIGN OFF	SIGNATURE	DATE	DRAWING STATUS	DEVELOPMENT APPLICATION	
PROJECT NUMBER		LEVEL/LOCATION	ROLE	TITLE	
GU-PD2			A	RESIDENCES - RESIDENCE TYPE 05	
DRAWING NO.		STATUS	DATE	REVISION	
DA.6.6		DA	12/5/2023	01	





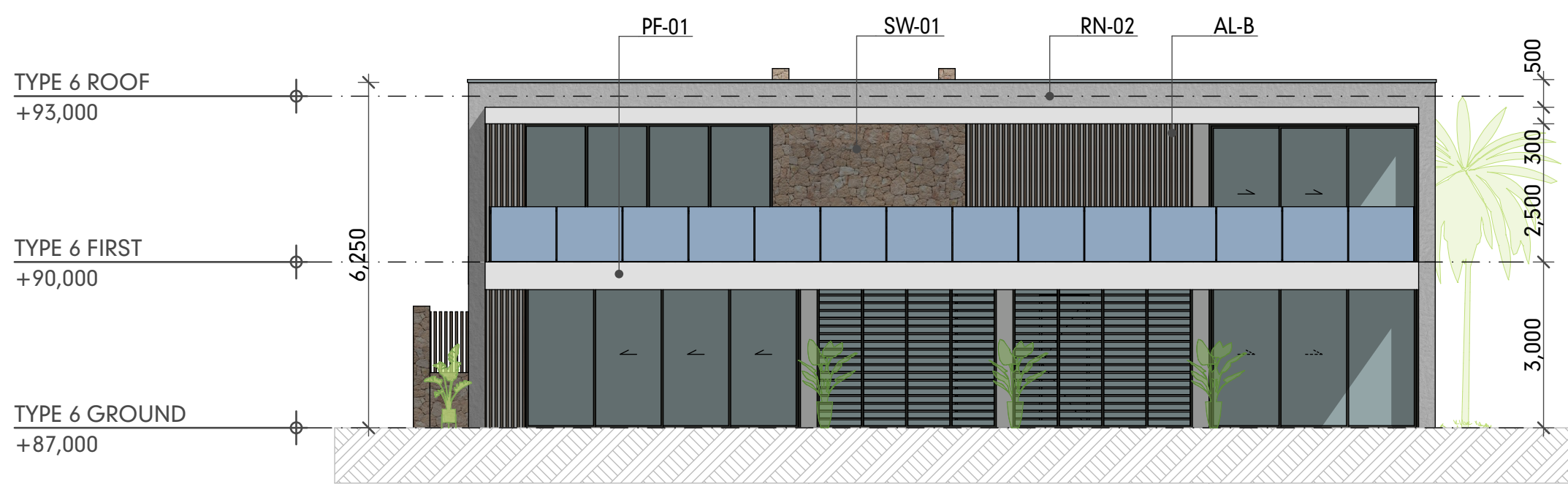
TYPE 6 GROUND  
SCALE1:100

1



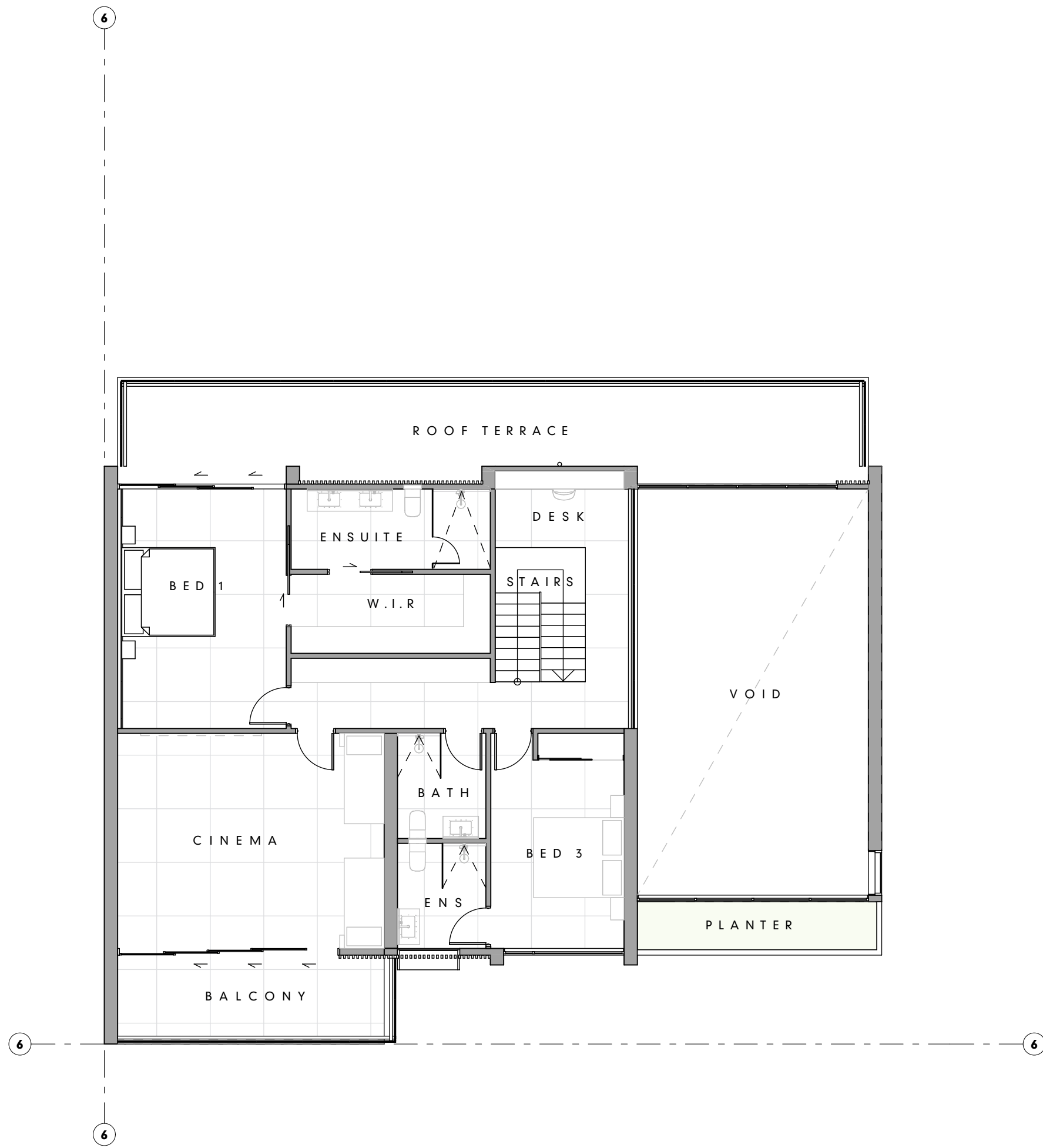
ELEVATION A  
SCALE1:100

3



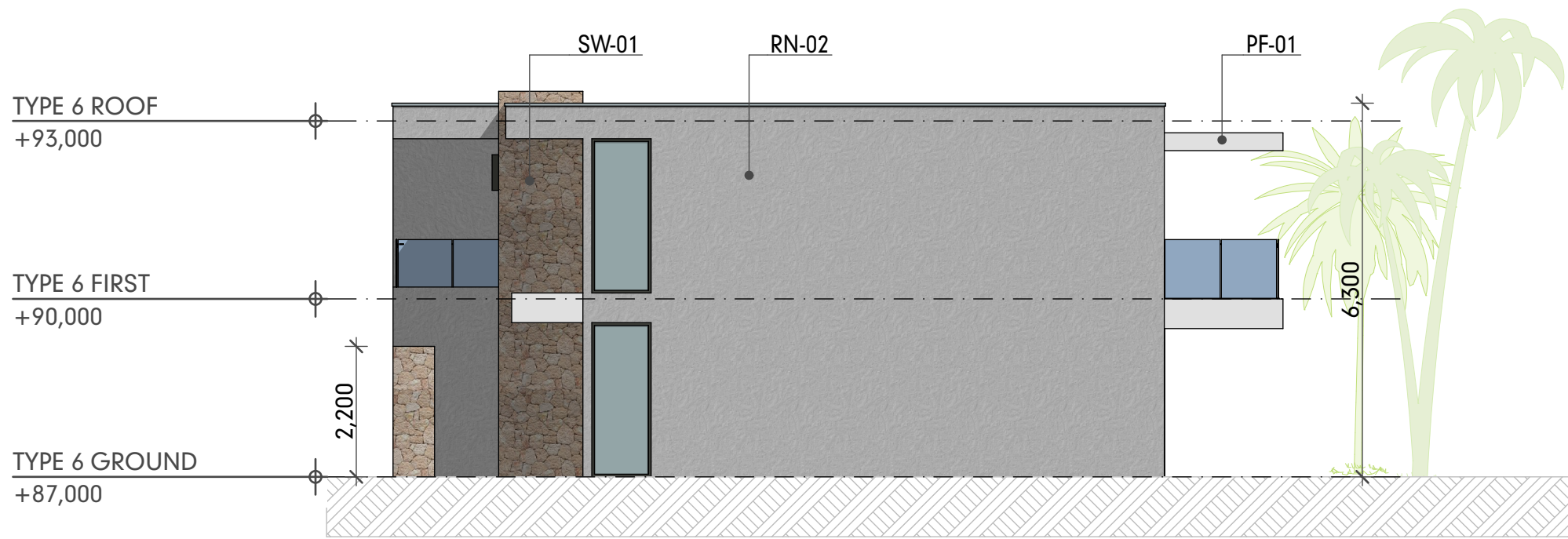
ELEVATION C  
SCALE1:100

4



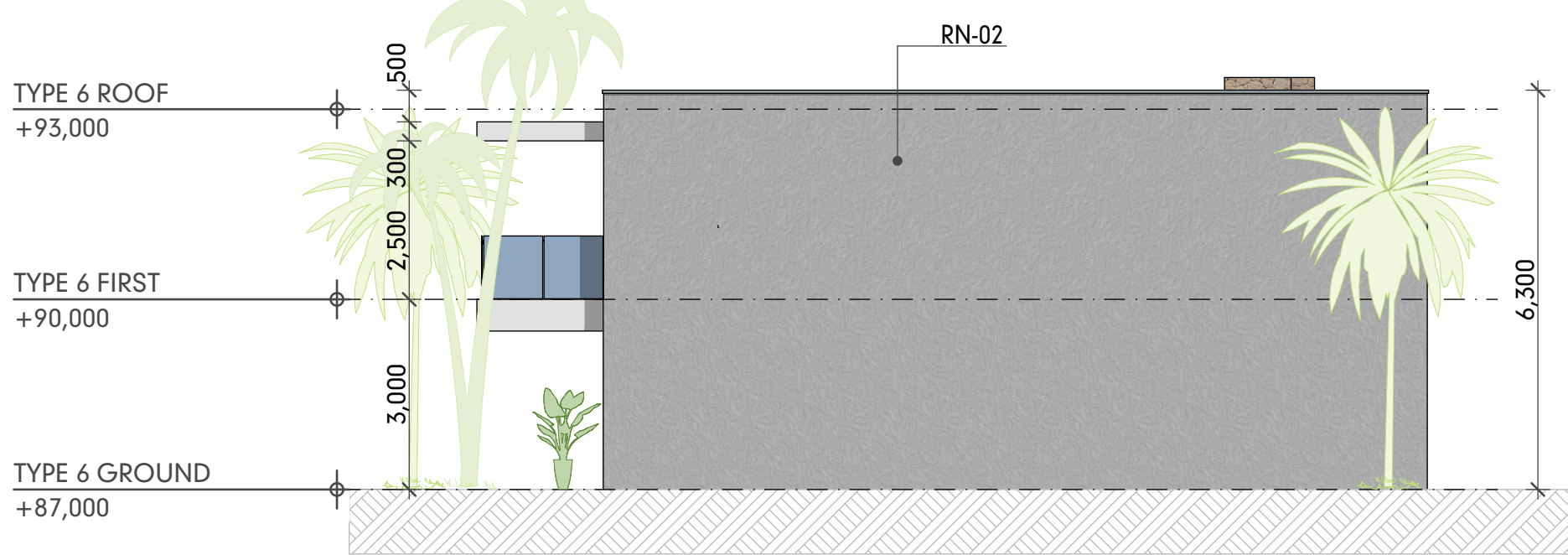
TYPE 6 FIRST  
SCALE1:100

2



ELEVATION B  
SCALE1:100

5



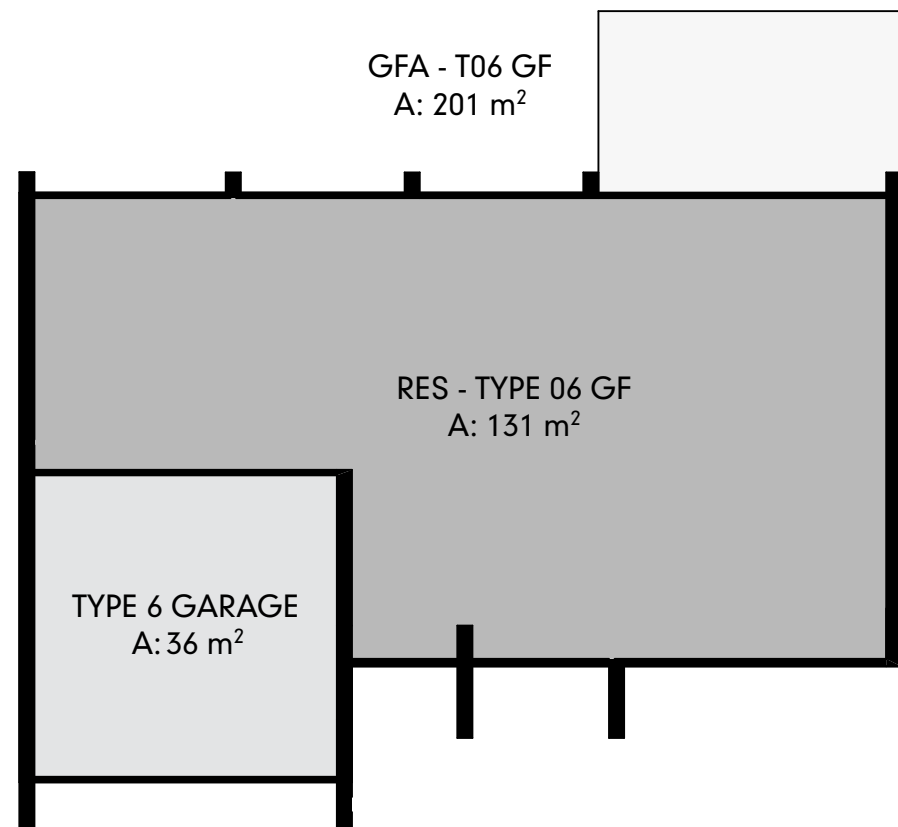
ELEVATION D  
SCALE1:100

6

3 BED ROOM  
LEVEL 01 SITING  
STUDY  
3.5 BATH

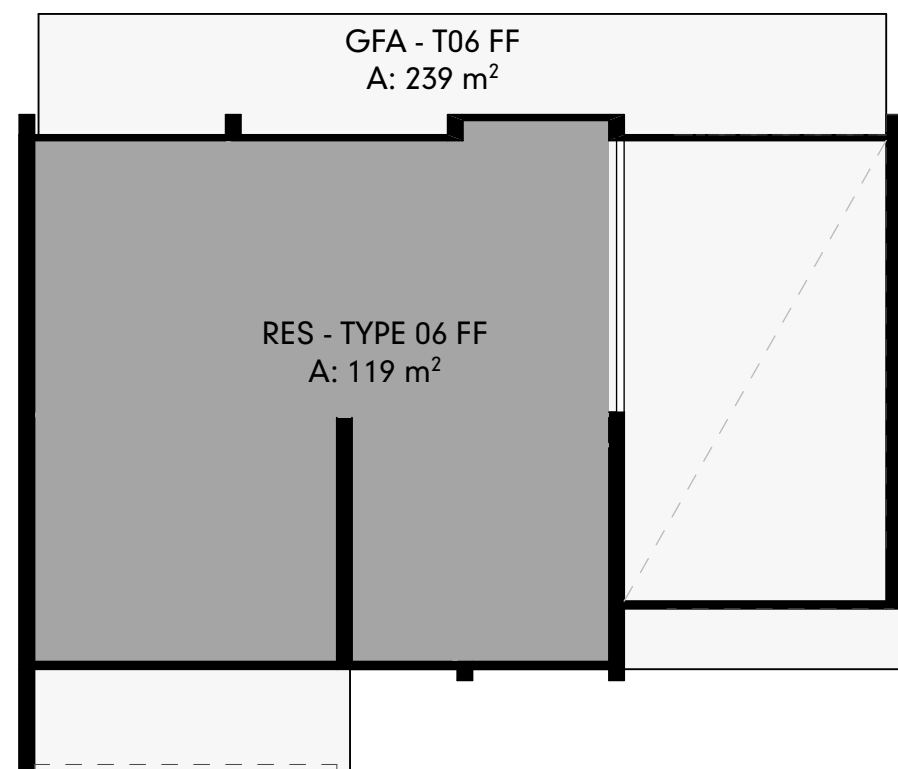
LEVEL 00  
INTERNAL: 131 M<sup>2</sup>

LEVEL 01  
INTERNAL 119 M<sup>2</sup>



TYPE 6 GROUND  
SCALE1:150

7



TYPE 6 FIRST  
SCALE1:150

8

RevID	CHID	CHANGE DESCRIPTION	DATE
01			12/5/2023

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PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia	SCALE REFER DRAWING A1	DRAWN JR	CHECKED G.H.
CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD	SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	TITLE RESIDENCES - RESIDENCE TYPE 06
CLIENT SIGN OFF	SIGNATURE	DATE	
PROJECT NUMBER GU-PD2	LEVEL/LOCATION A	ROLE A	DRAWING NO. DA.6.7
			STATUS DA
			DATE 12/5/2023
			REVISION 01

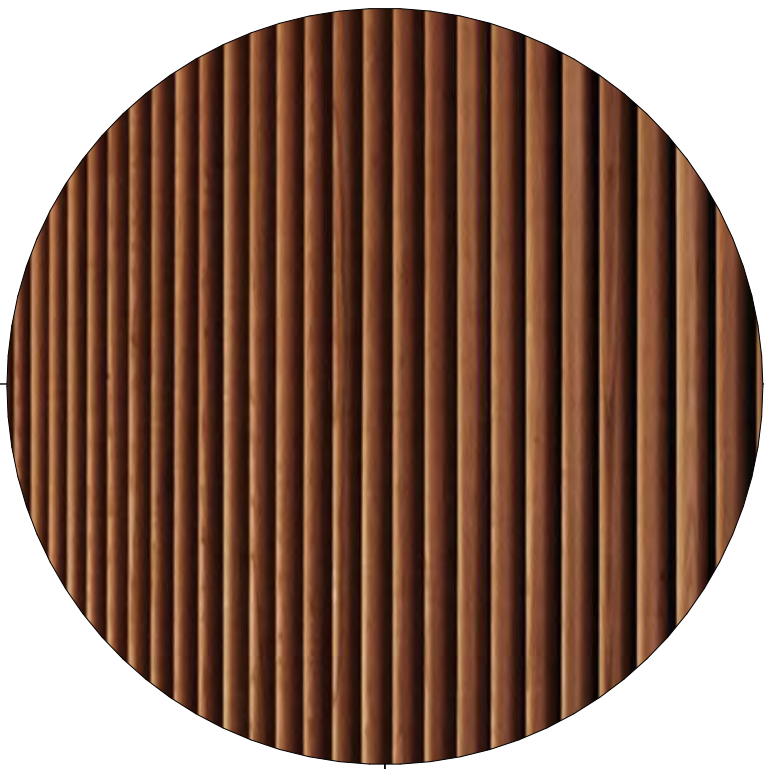


FINISHES

ST01 STONE CLADDING



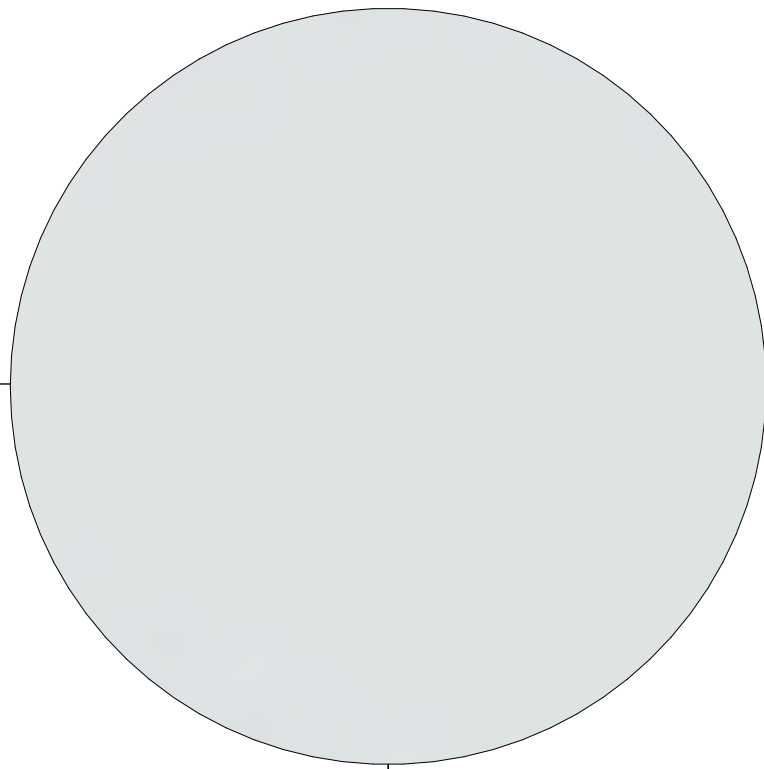
AL-B ALUMINIUM BATTENS



RN-01 RENDER



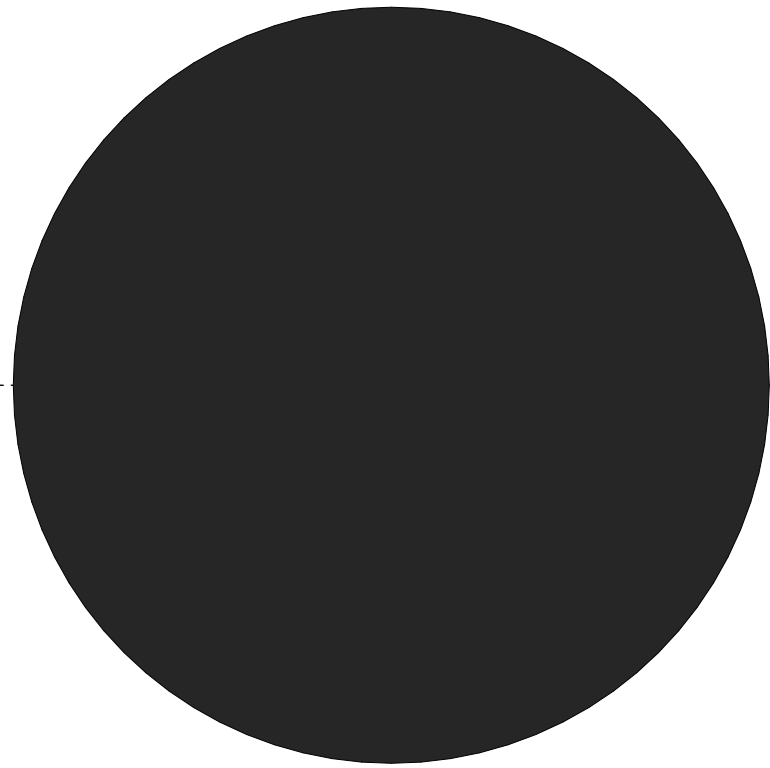
GLASS BAULSTRADE



RN-02 RENDER - LIGHT



POWDERCOAT



CONCRETE RAW



COBBLESTONE LIGHT



COBBLESTONE DARK



RevID	CHID	CHANGE DESCRIPTION	DATE
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PROJECT The Davidson by GURNER 97 - 113 Davidson St Port Douglas QLD 4877 Australia		SCALE REFER DRAWING	DRAWN JR	CHECKED G.H.
CLIENT DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD		SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF		SIGNATURE	DATE	TITLE SCHEDULES - MATERIALS
PROJECT NUMBER GU-PD2	LEVEL/LOCATION	ROLE A	DRAWING NO. DA.7.1	STATUS DA
			DATE 12/5/2023	REVISION 01

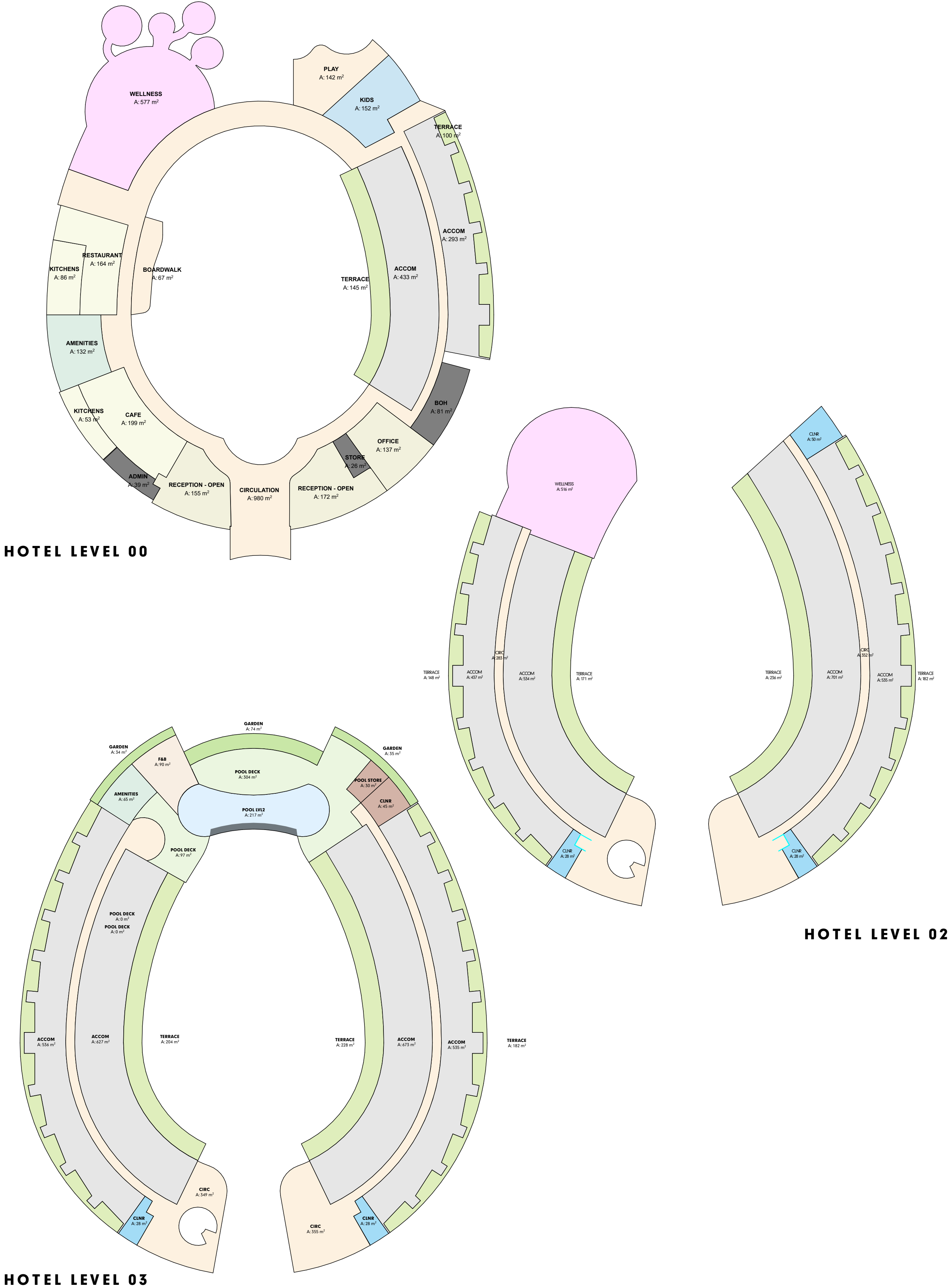






GROSS FLOOR AREA

LEVEL	CATAGORY	ZONE NAME	AREA
LEVEL -01	VEHICLE CIRCULATION	BASEMENT	4,522
			<b>4,522 m²</b>
LEVEL 00	ACCOMODATION	TERRACE	245
LEVEL 00	ACCOMODATION	ACCOM	726
			<b>971 m²</b>
LEVEL 00	ADMIN+OFFICE	OFFICE	137
LEVEL 00	ADMIN+OFFICE	RECEPTION - OPEN	326
LEVEL 00	ADMIN+OFFICE	ADMIN	39
LEVEL 00	ADMIN+OFFICE	BOH	81
			<b>583 m²</b>
LEVEL 00	AMENITIES	AMENITIES	132
			<b>132 m²</b>
LEVEL 00	CIRCULATION	PLAY	142
LEVEL 00	CIRCULATION	CIRCULATION	980
LEVEL 00	CIRCULATION	BOARDWALK	67
			<b>1,189 m²</b>
LEVEL 00	FOOD + BEVERAGES (F+B)	KITCHENS	139
LEVEL 00	FOOD + BEVERAGES (F+B)	CAFE	199
LEVEL 00	FOOD + BEVERAGES (F+B)	RESTAURANT	164
			<b>502 m²</b>
LEVEL 00	FUNCTIONS	KIDS	152
			<b>152 m²</b>
LEVEL 00	LIFESTYLE	WELLNESS	577
			<b>577 m²</b>
LEVEL 00	STORES	STORE	26
			<b>26 m²</b>
LEVEL 01	ACCOMODATION	TERRACE	738
LEVEL 01	ACCOMODATION	ACCOM	2,207
			<b>2,945 m²</b>
LEVEL 01	CIRCULATION	CIRC	635
			<b>635 m²</b>
LEVEL 01	LIFESTYLE	WELLNESS	516
			<b>516 m²</b>
LEVEL 01	STORES	CLNR	106
			<b>106 m²</b>
LEVEL 02	ACCOMODATION	TERRACE	798
LEVEL 02	ACCOMODATION	ACCOM	2,371
			<b>3,169 m²</b>
LEVEL 02	AMENITIES	AMENITIES	65
			<b>65 m²</b>
LEVEL 02	CIRCULATION	CIRC	704
			<b>704 m²</b>
LEVEL 02	FOOD + BEVERAGES (F+B)	F&B	90
			<b>90 m²</b>
LEVEL 02	GARDEN AREAS	GARDEN	143
			<b>143 m²</b>
LEVEL 02	LIFESTYLE	POOL DECK	401
			<b>401 m²</b>
LEVEL 02	STORES	POOL STORE	30
LEVEL 02	STORES	CLNR	100
			<b>130 m²</b>
LEVEL 02	WATER BODIES	POOL LVL2	217
			<b>217 m²</b>
			<b>17,775 m²</b>



100_AREAS 100_LVL00 INTERNAL AREA SCHEDULE				
AREA	LVL	ROOM TYPE	TOTAL AREA	QTY
ACCOMODATION				
	L00	SUITE GARDEN	237	6
	L00	SUITE POOLSIDE	384	9
			621 m²	
ADMIN+OFFICE				
	L00	FUNCTION	197	1
			197 m²	
AMENITIES				
	L00	AMEN	106	1
			106 m²	
CIRCULATION				
	L00	RECEPTION & LOUNGE	299	3
			299 m²	
FOOD + BEVERAGES (F+B)				
	L00	CAFE DECK	198	1
	L00	KITCHENS	225	1
	L00	REC	142	1
	L00	RESTAURANT	67	1
			632 m²	

LIFESTYLE				
	L00	KIDS CLUB	131	1
	L00	SUITES_BALCONY	212	15
	L00	WELLNESS	418	1
			761 m²	
STORES				
	L00	RECEPTION & LOUNGE	158	1
			158 m²	
			<b>2,774 m²</b>	

LVL00 INTERNAL AREAS

100_AREAS 100_LVL01 INTERNAL AREA SCHEDULE				
AREA	LVL	ROOM TYPE	TOTAL AREA	QTY
ACCOMODATION				
	L01	LUXURY POOLSIDE	67	1
	L01	SUITE GARDEN	786	20
	L01	SUITE POOLSIDE	995	23
			1,848 m²	44
LIFESTYLE				
	L01	SPA	516	1
	L01	SUITES_BALCONY	626	44
			1,142 m²	45
			<b>2,990 m²</b>	<b>89</b>

LVL01 INTERNAL AREAS

100_AREAS 100_LVL02 INTERNAL AREA SCHEDULE				
AREA	STORY	ROOM TYPE	TOTAL AREA	QTY
ACCOMODATION				
	L02	LUXURY POOLSIDE	67	1
	L02	SUITE GARDEN	865	22
	L02	SUITE POOLSIDE	1,078	25
			2,011 m²	48
LIFESTYLE				
	L02	SUITES_BALCONY	683	48
			683 m²	48
			<b>2,694 m²</b>	<b>96</b>

LVL02 INTERNAL AREAS

RevID	CHID	CHANGE DESCRIPTION	DATE
01			12/5/2023

**HUNT**  
DESIGN

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The Davidson by GURNER  
97 - 113 Davidson St Port Douglas QLD 4877 Australia

CLIENT  
DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD

CLIENT SIGN OFF

SIGNATURE

DATE

SCALE  
REFER DRAWING

DRAWN  
JR

CHECKED  
G.H.

SHEET SIZE  
A1

DRAWING STATUS  
DEVELOPMENT APPLICATION

TITLE  
SCHEDULES -  
GFA SCHEDULE

PROJECT NUMBER  
GU-PD2

LEVEL/LOCATION

ROLE  
A

DRAWING NO.  
DA.7.3

STATUS  
DA

DATE  
12/5/2023

REVISION  
01



# The Davidson

by Gurner™

**AS**design





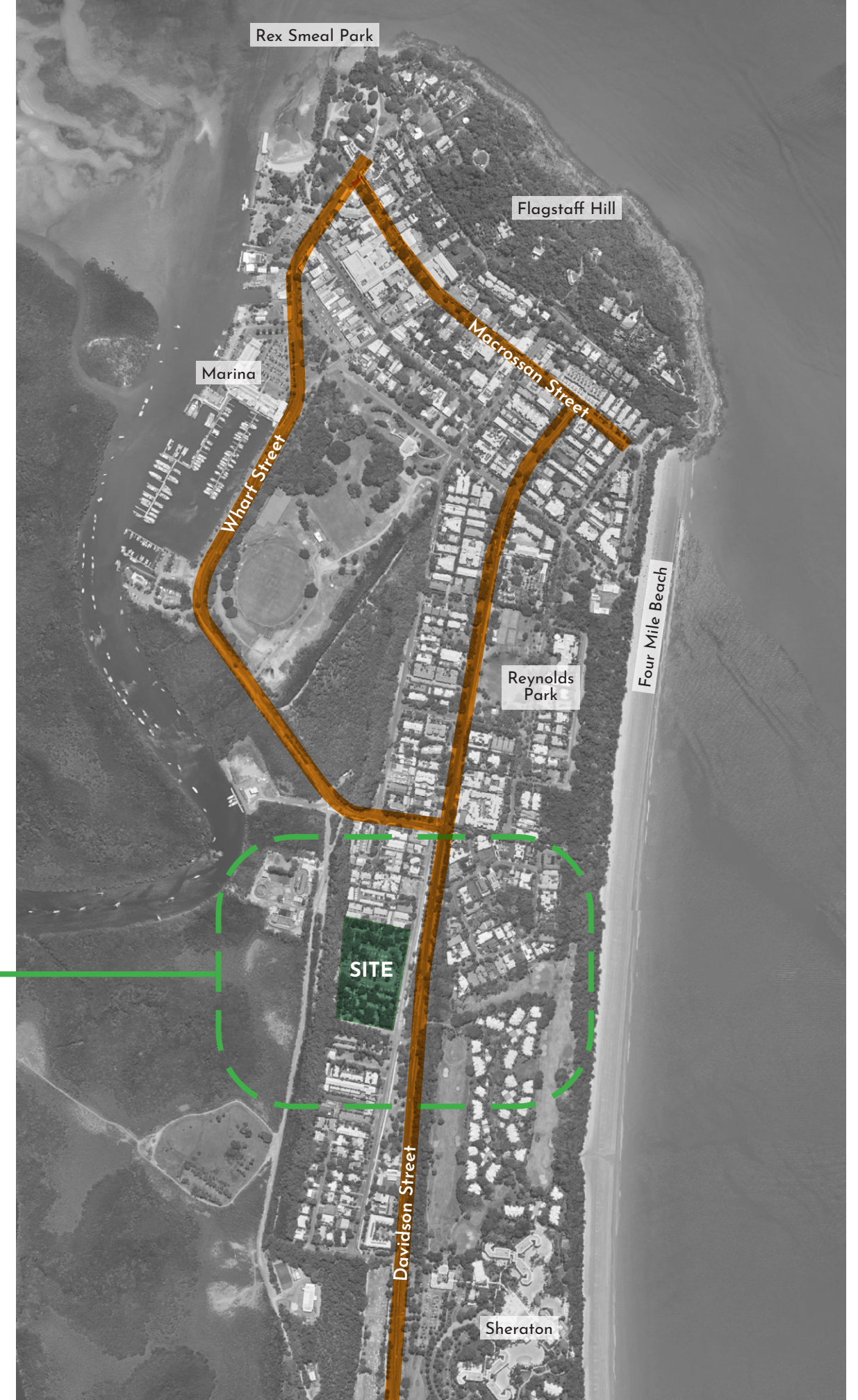
# contents

2220-SD- 3	Context Plan
2220-SD- 5	Proposed Character Images - Arrival/ Port Cochere
2220-SD- 6	Proposed Character Images - Beach Club
2220-SD- 7	Proposed Character Images - Central Lagoon
2220-SD- 8	Proposed Character Images - Central Lagoon
2220-SD- 9	Proposed Character Images - Kids Pool
2220-SD- 10	Proposed Character Images - Kids Pool
2220-SD- 11	Proposed Character Images - Private Homes
2220-SD- 12	Proposed Character Images - Waterfall
2220-SD- 13	Proposed Character Images - Level 2 Pool
2220-SD- 14	Zone Plan
2220-SD- 16	Landscape Concept Plan - Ground Level
2220-SD- 17	Detailed Concept Plan - Entry/ Port Cochere
2220-SD- 18	Detailed Concept Plan - Lagoon Island
2220-SD- 19	Detailed Concept Plan - Kids Pool/ Waterfall
2220-SD- 20	Landscape Concept Plan - Waterfall Elevation
2220-SD- 21	Landscape Concept Plan - Waterfall Plan
2220-SD- 23	Proposed Plant Palette - Trees
2220-SD- 24	Proposed Plant Palette - Palms & Ferns
2220-SD- 25	Proposed Plant Palette - Shrubs
2220-SD- 26	Proposed Plant Palette - Groundcovers & Climbers
2220-SD- 27	Indicative Plant Palette





# context



scale  
NTS

dwg no.  
2220-SD-3

revision  
01





character

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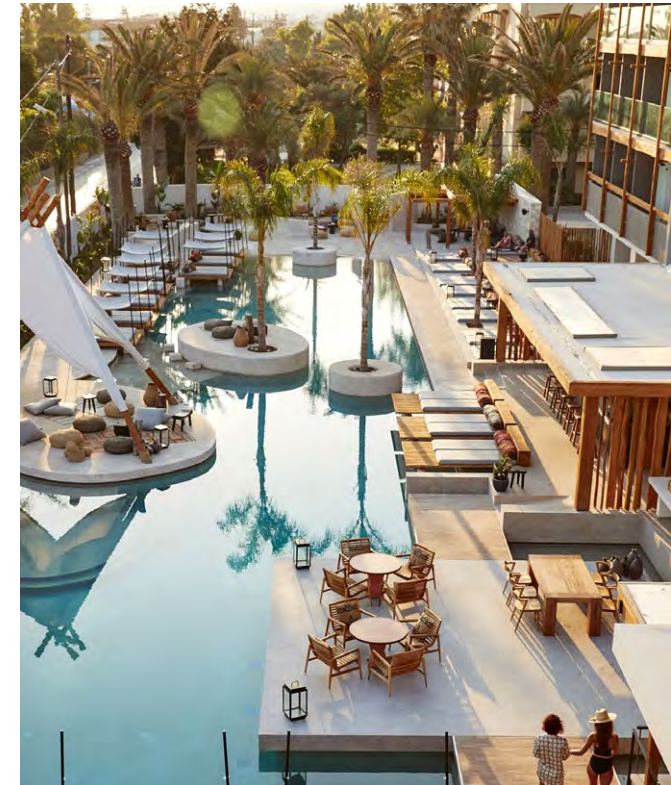


# arrival/ port cochere





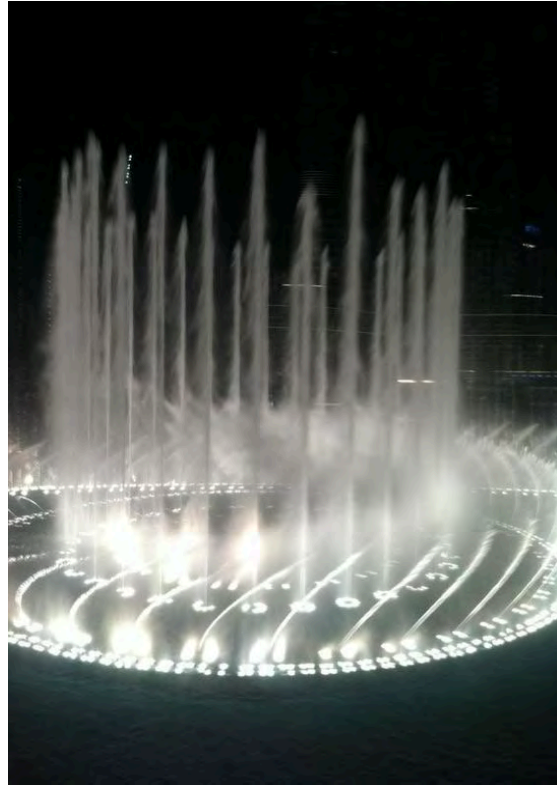
# beach club



Proposed Character Images - Beach Club



# central lagoon





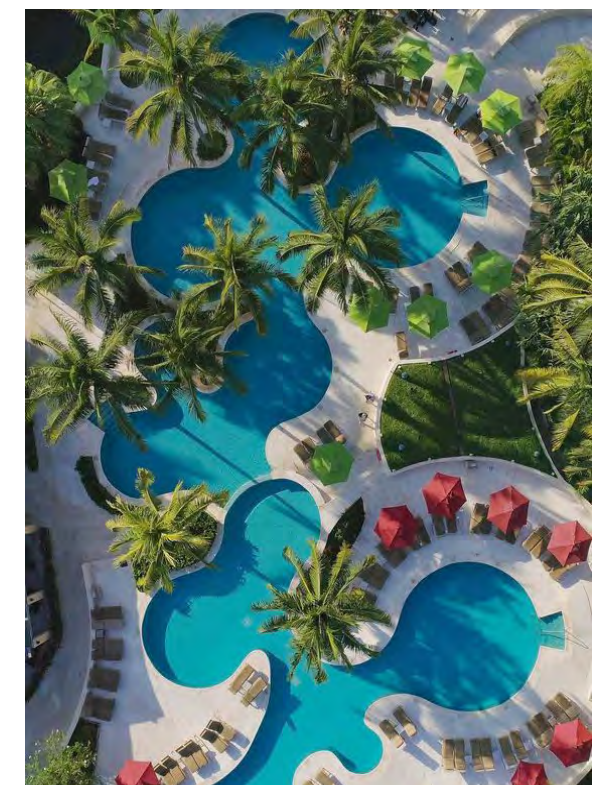
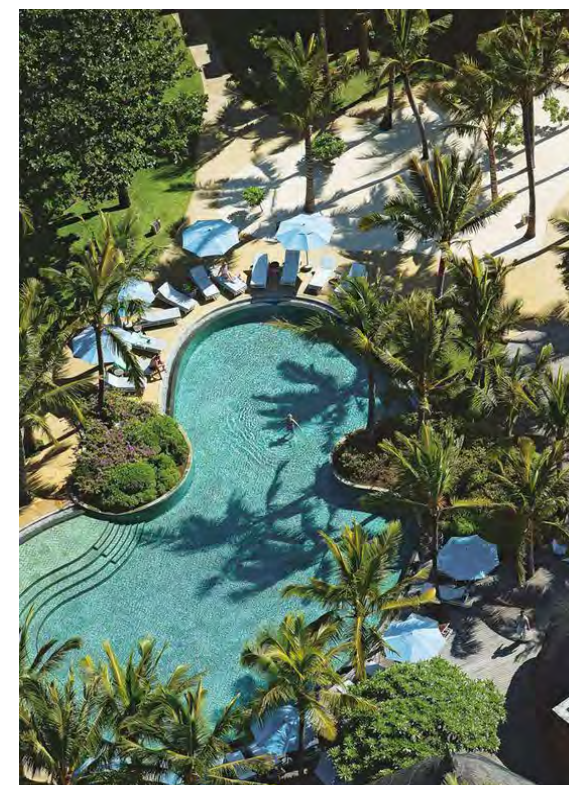
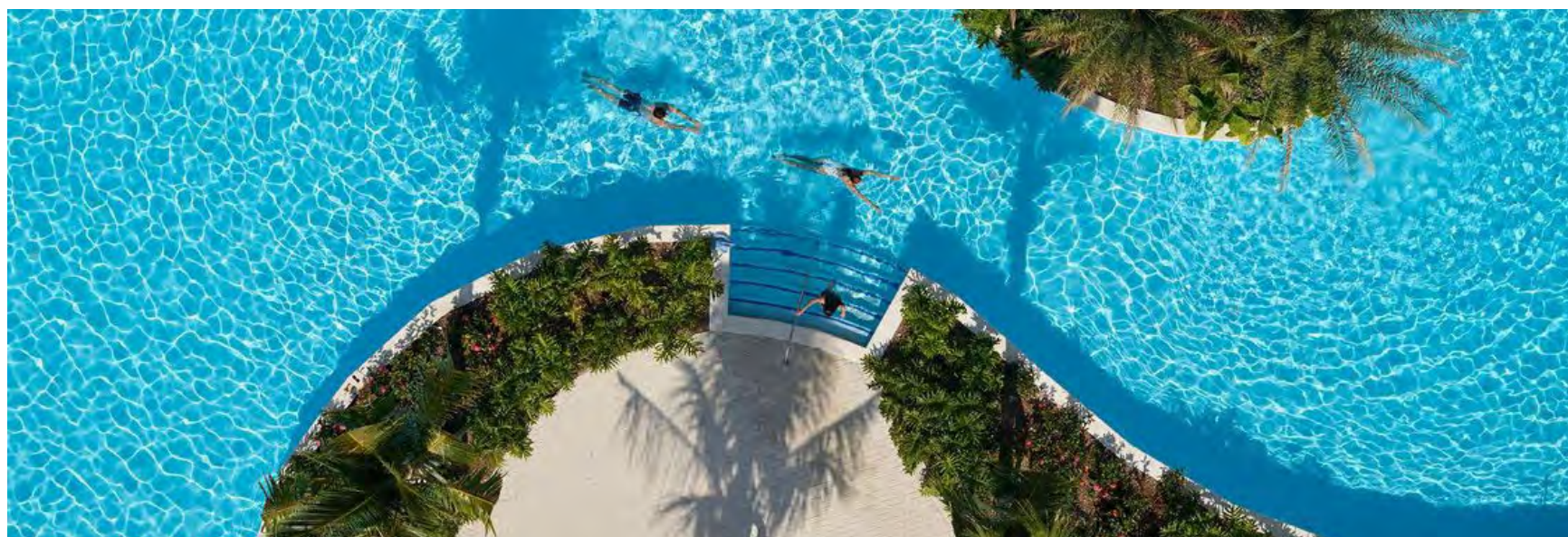
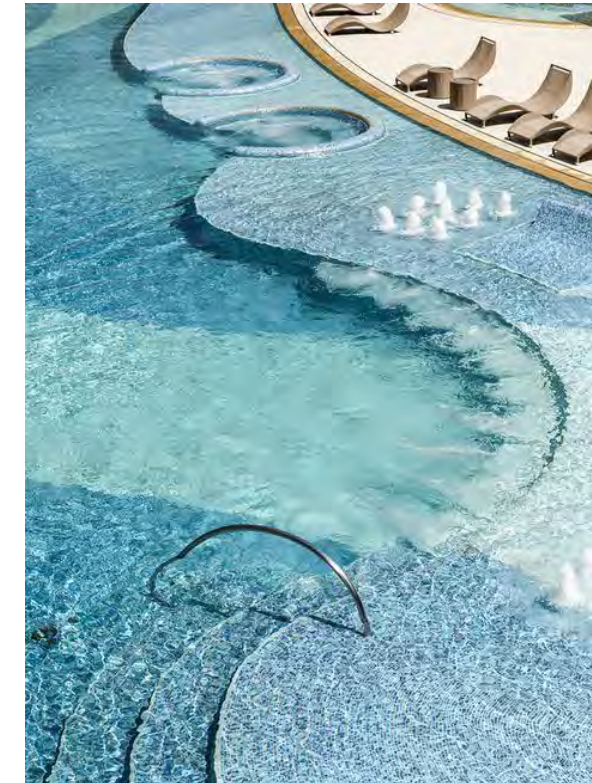
# central lagoon



Proposed Character Images - Central Lagoon



# kids pool





# kids pool





# private homes





# waterfall



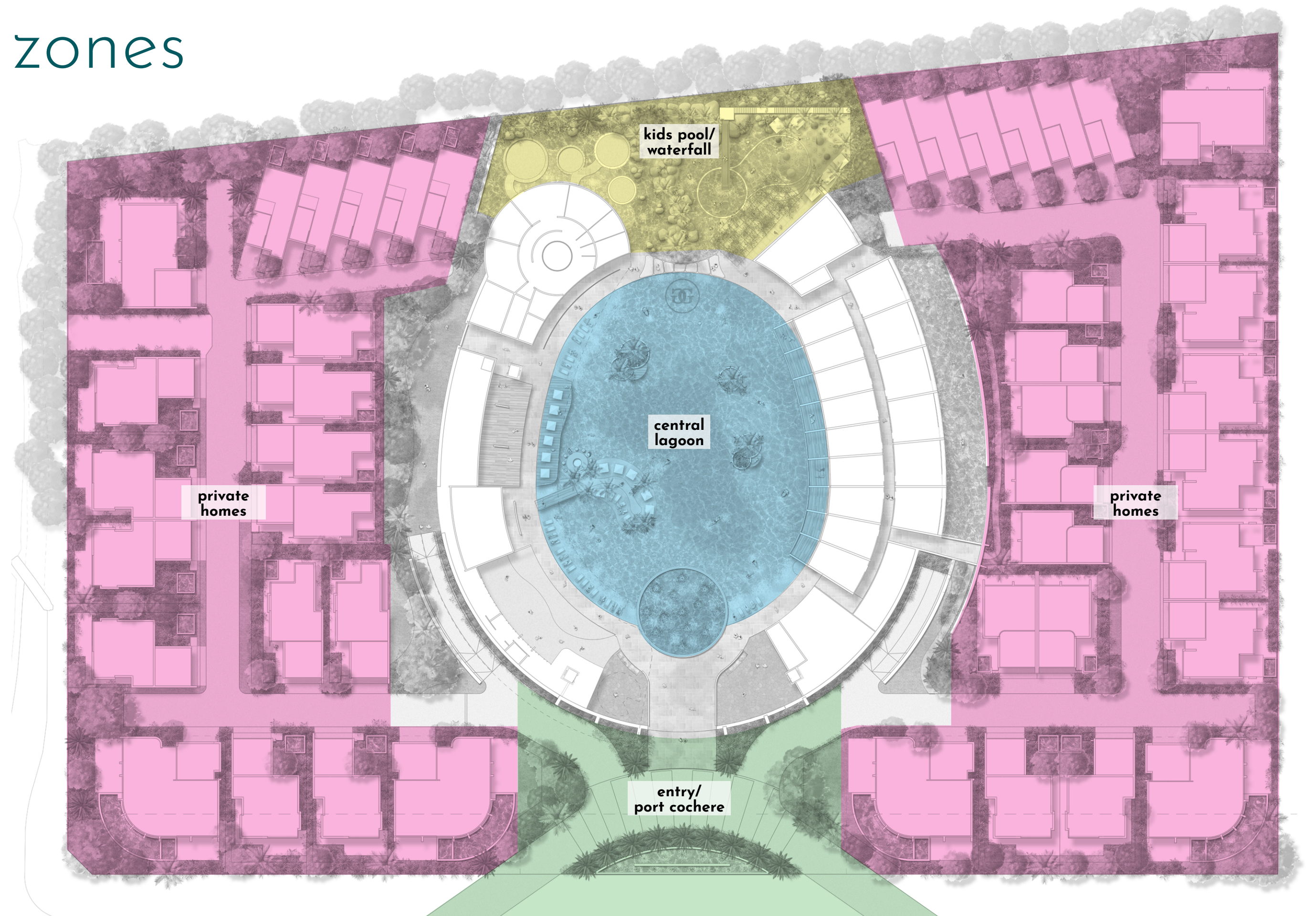


# level 2 pool





# zones





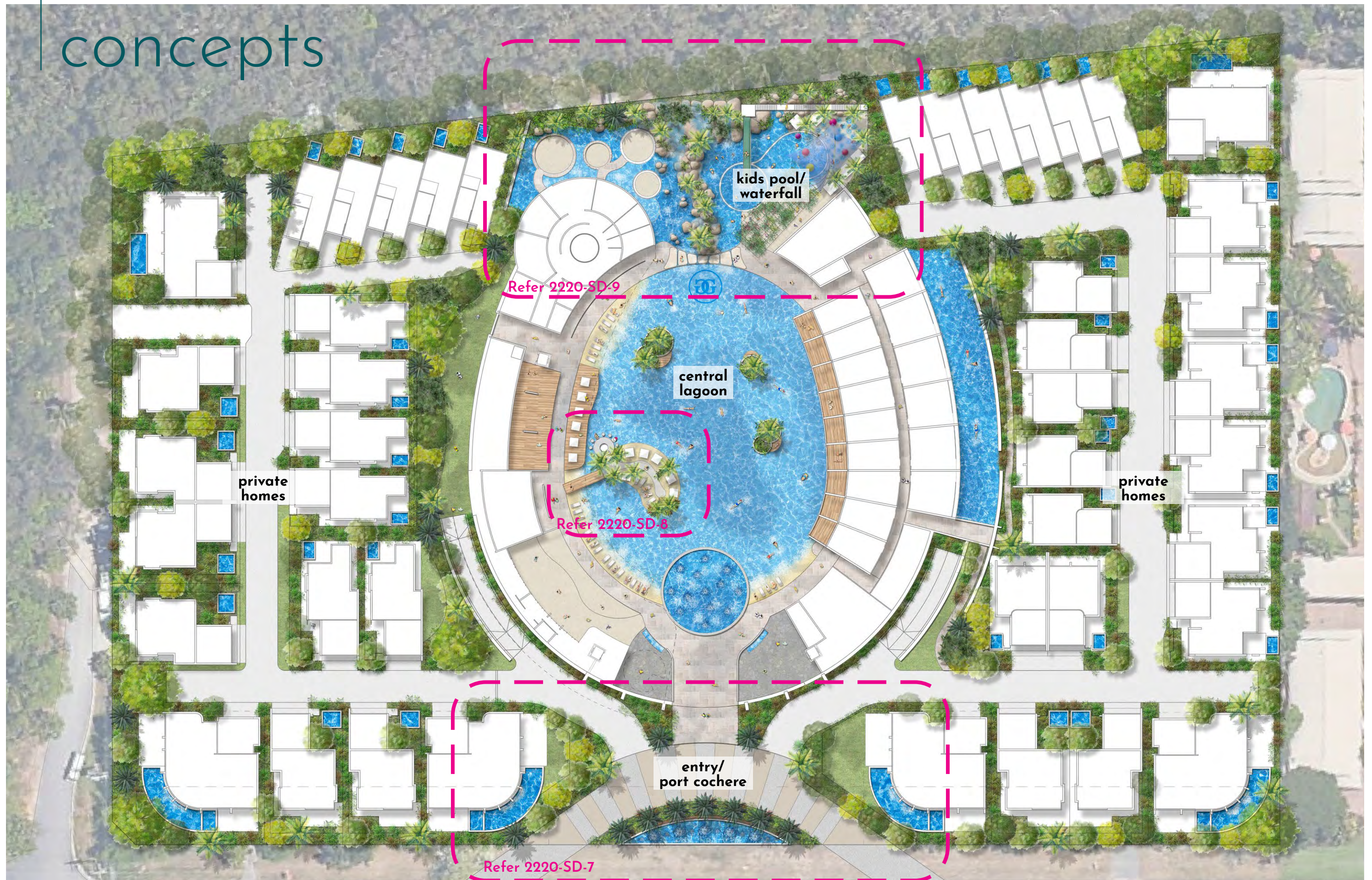


concepts

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# concepts





# concepts

## LEGEND

- 1 Feature stone paving to entry
- 2 Feature palms (with uplighting)
- 3 Dense shrubs and small trees screening fence
- 4 Stone faced entry feature to back of water feature (with uplighting)
- 5 Palms on banding over low colourful groundcovers (with uplighting)
- 6 Low bubblers (500mm high) with uplighting
- 7 Feature fountain (1.5-2m high) with uplighting
- 8 Feature banding

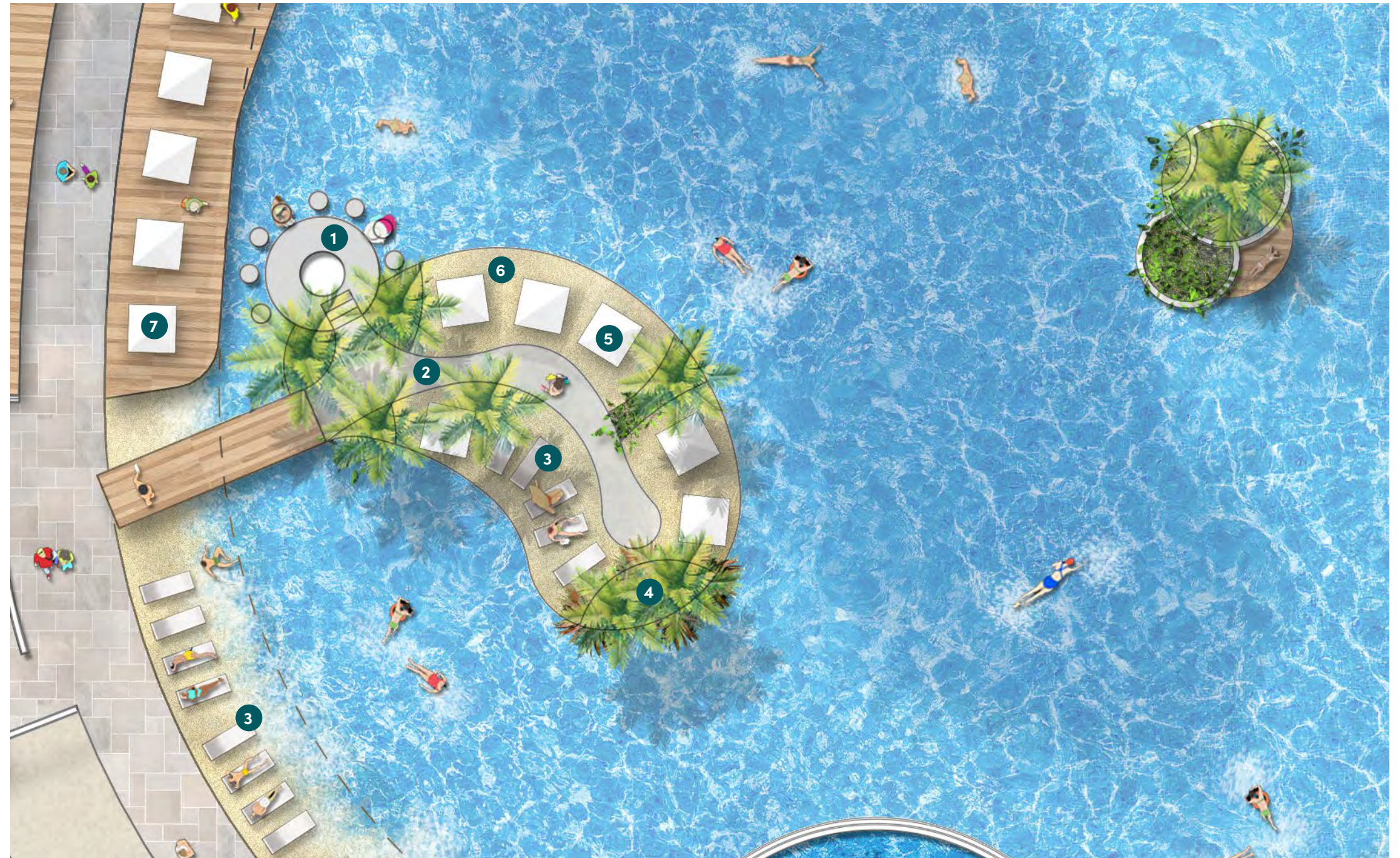




# concepts

## LEGEND

- 1 Pool bar with steps down
- 2 Access path
- 3 Sun lounges
- 4 Palms in understorey planting
- 5 Cabanas/ day beds
- 6 Sand
- 7 Shade structure with outdoor dining





# concepts

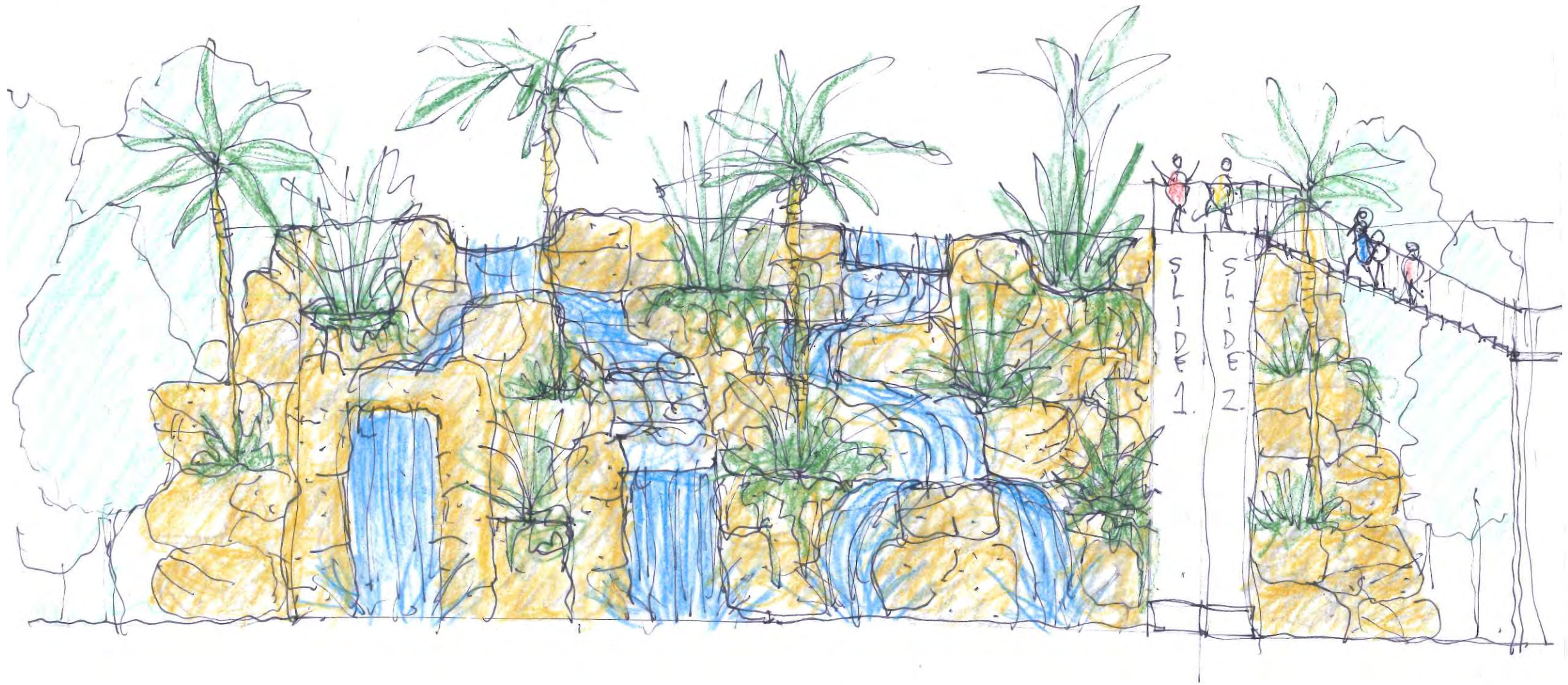
## LEGEND

- 1 Existing vegetation to be retained
- 2 Waterfall/ rock feature with pockets of planting
- 3 Kids pool
- 4 Feature slide
- 5 Pop-jet plaza continuing into pool
- 6 Water play elements
- 7 Stairs up to slide
- 8 Shade sail
- 9 Planted arbour structure with tropical vine species
- 10 Shade structures/ cabanas
- 11 Dense lush vegetation



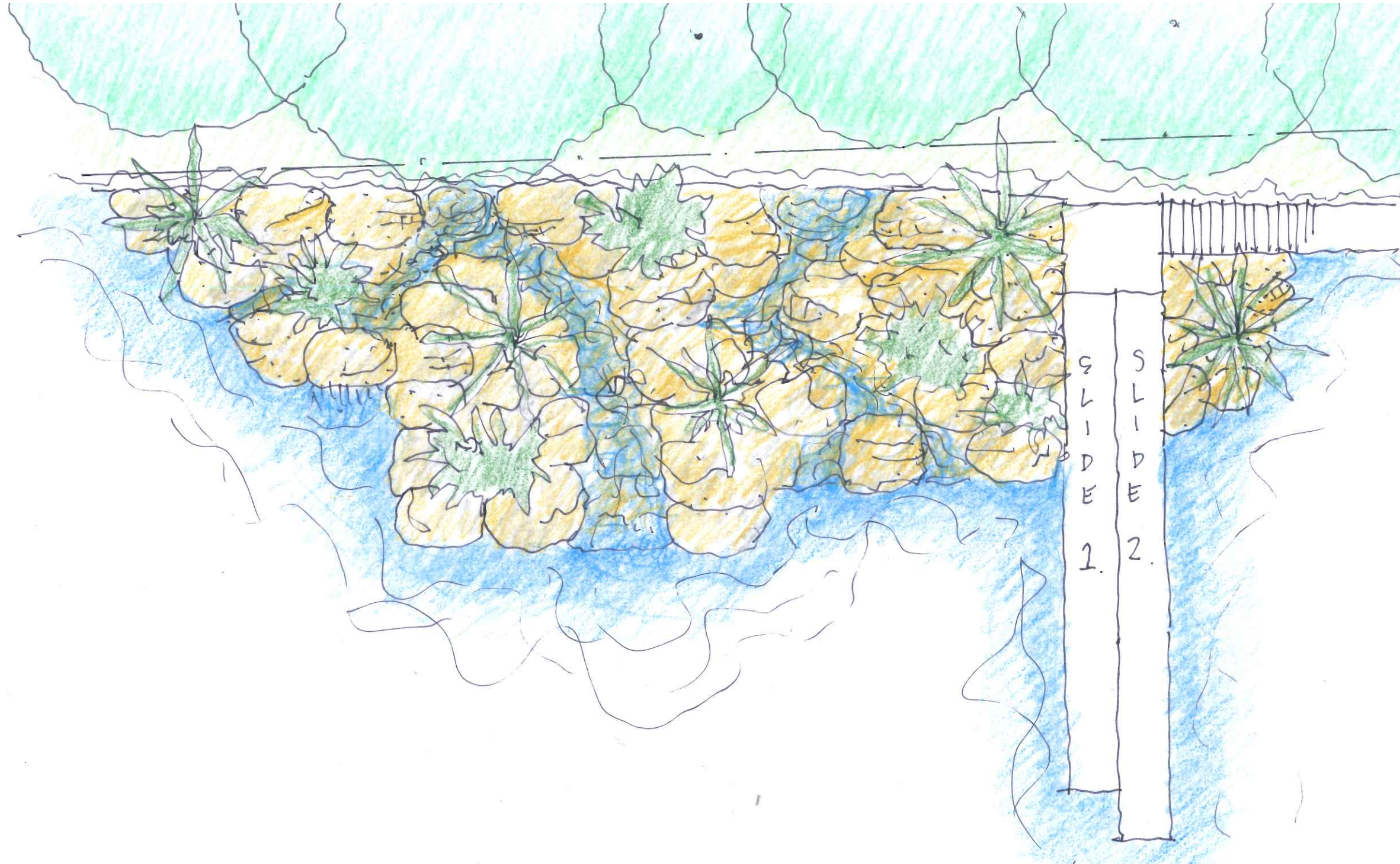


# concepts





# concepts





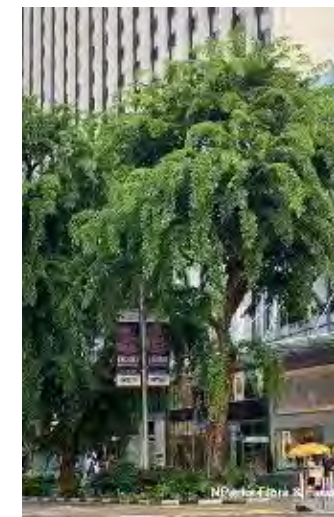


plant palette

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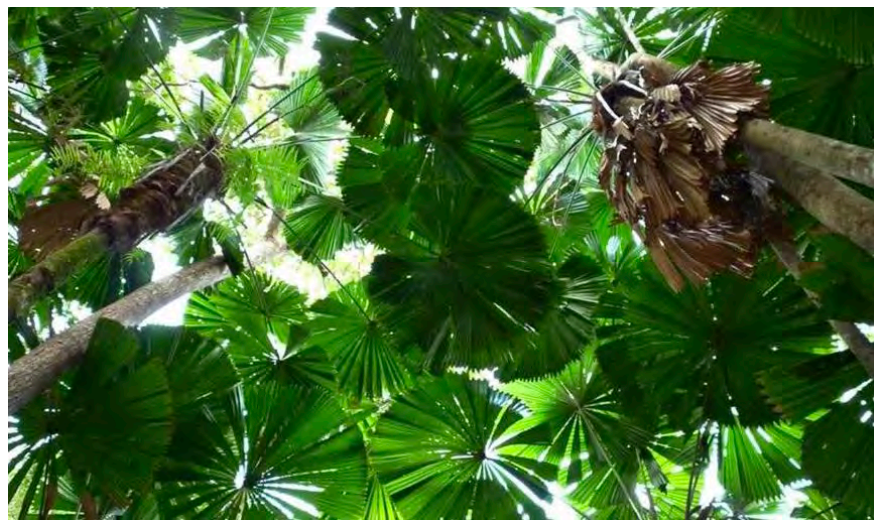


# trees



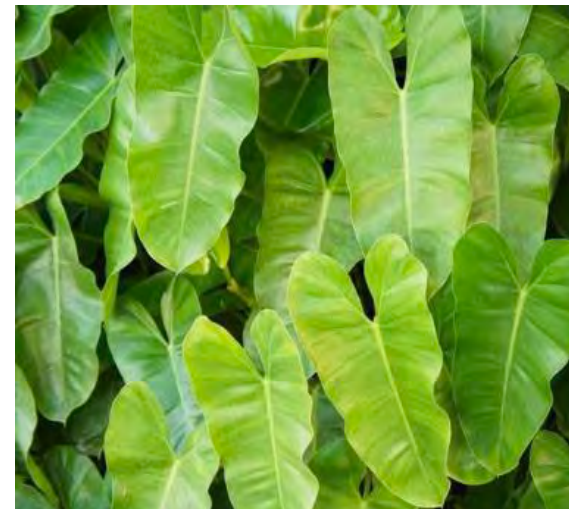
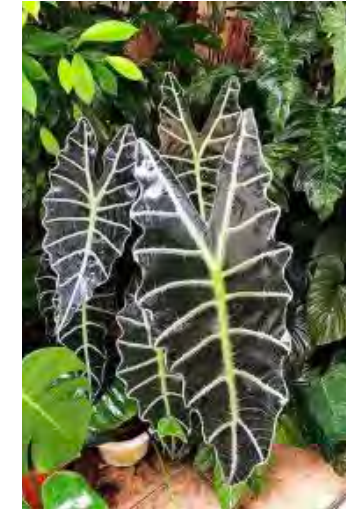


# palms & ferns





# shrubs





# groundcovers & climbers





# species

CODE	SPECIES	COMMON NAME
Street Trees		
ATR fit	ATRACTOCARPUS fitzalanii	Brown Gardenia
CUP ana	CUPANIOPSIS anacardioides	Tuckeroo
BAR cal	BARRINGTONIA calyprata	Mango Pine
CAL ino	CALLOPHYLLUM inophyllum	Beach Callophyllum
CAS equ	CASUARINA equisetifolia	Beach She Oak
DEP tet	DEPLANCHEA tetraphylla	Gold Bouquet Tree
DIL ala	DILLENIA alata	Red Beach
FIC ben	FICUS benjamina	Weeping Fig
HYM fla	HYMENOSPORUM flavum	Native Frangipani
MAN len	MANILTOA lenticellata	Cascading Bean
MEL dea	MELALEUCA dealbata	Red Tea Tree
MEL leu	MELALEUCA leucadendra	Tea Tree
NAU ori	NAUCLEA orientalis	Leichardt Tree
PEL pte	PELTOPHORUM pterocarpum	Yellow Poinciana
PLU obt	PLUMERIA obtusa	Evergreen Frangipani
PTE ind	PTEROCARPUS indicus	indian Padauk
STE sin	STENOCARPUS sinuatus	Wheel of Fire
SYZ lue	SYZYGIVM luehmannii	Cherry Satinash
XAN chr	XANTHOSTEMON chrysanthus	Golden Penda
Palms/ Ferns		
ARC ale	ARCHONTOPHOENIX alexandrae	Alexandra Palm
BEC fen	BECCARIOPHOENIX fenestralis	Windowpane Palm
CYA coo	CYATHEA cooperii	Tree Fern
CYC tho	CYCAS thourasii	Madagascar Sago
HYO lad	HYOPHORBE lagenicaulis	Bottle Palm
LEP hop	LEPIDOZAMIA hopei	Zamia Palm
LIC ram	LICUALA ramsayii	Fan Palm
LIV mue	LICVISTONA muelleri	Dwarf Fan Palm
PAN bap	PANDANUS baptistii	Gold Striped Screw Pine
PAN tec	PANDANUS tectorius	Screw Palm
PTY	PTYCOSPERMA macarthurii	Macarthur Palm

CODE	SPECIES	COMMON NAME
Shrubs		
ALO ama	ALOCASIA amazonica	Elephant's Ear Plant
ALO bri	ALOCASIA brisbenensis	Cunjevoi Lily
ALP cae	ALPINIA caerulea	Native Ginger
ALP cae	ALPINIA caerulea	Red Back Native Ginger
ALP pur	ALPINIA purpurea	Red Ginger
HEL kaw	HELICONIA kawauchi	
HEL psi	HELICONIA psittocorum	Parrot Heliconia
HEL ros	HELICONIA rostrata	Hanging Lobster Claw
MON del	MONSTERA deliciosa	Swiss Cheese Plant
PHI bur	PHILODENDRON 'burle marxii'	Burle Marx Philodendron
PHI glo	PHILODENDRON gloriosum	Gloriosum
PHI xan	PHILODENDRON xanadu	Xanadu
PHI sel	PHILODENDRON selloum	Hope
PHY mul	PHYLLANTHUS multiflorus	Waterfall Plant
RHA exc	RHAPIS excelsa	Bamboo Palm
STE nic	STRELITZIA nicolai	Natal Wild Banana
ZIN gol	ZINGIBER spectabile	Golden Beehive Ginger
ZIN red	ZINGIBER spectabile	Red Beehive Ginger
ZAM fur	ZAMIA furfuracea	Cardboard Palm
Groundcovers		
AGL var	AGLAONEMA various	Chinese Evergreen
BRO var	BROMELIAD various	Bromeliad
DAV fej	DAVALLIA fejeensis	Rabbit's Foot Fern
GEO ins	GOEPPERTIA insignis	Rattle Snake Plant
LIR mus	LIRIOPE muscari	Evergreen Giant
NEO gra	NEOMARICA gracilis	Walking Iris
HYM lit	HYMENOCALLIS littoralis	Spider lily
LOM lon	LOMANDRA longifolia	Spiny-headed Mat Rush
STR mac	STRONGYLODON macrobotrys	Jade Vine
TEC hil	TECOMANTHE hillii	Fraser Island Creeper
THU mys	THUNBERGIA mysorensis	Lady's Slipper Vine
ZAM zam	ZAMIOCULCUS zamiifolia	Zanzibar Gem



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