Attachment 3

Plans of development

KELLY REASTON

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DEVELOPMENT & PROPERTY SERVICES

THE DAVIDSON

by GURNER™

HUNT DESIGN

Contents

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.

One 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.

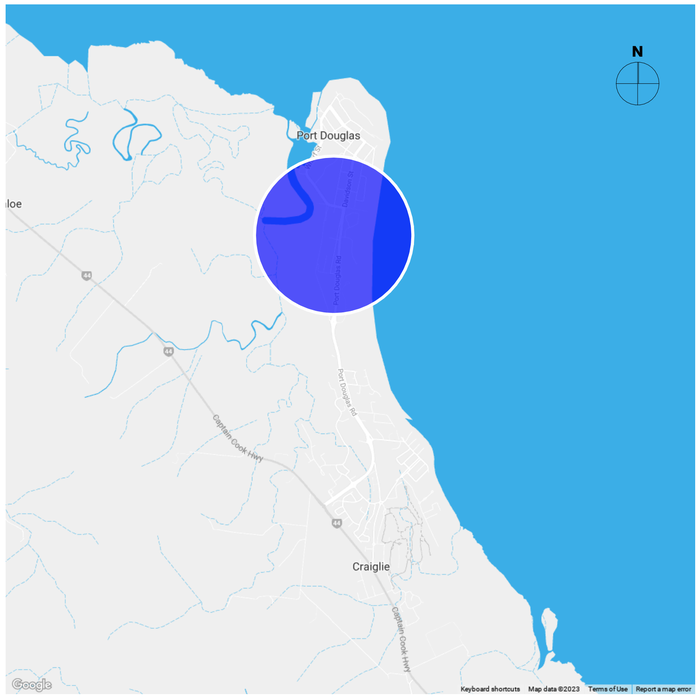
From the outset, the GURNER™ brief to Hunt Design was to actualise the developer's Vision whilst being respectful of the objectives of the Town Plan.

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

TRANSMITTAL

DWG NO	DRAWING NAME	REV	DATE	STATUS
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
GURNER™



LOCATION MAPS

QLD GLOBE IMAGE - SUBJECT SITE

QLD GLOBE IMAGE - AERIAL

RevID	ChID	CHANGE DESCRIPTION	DATE
01			12/5/2023

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PROJECT
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97 - 113 Davidson St Port Douglas QLD 4877 Australia

CLIENT
DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD

CLIENT SIGN OFF | SIGNATURE | DATE

PROJECT NUMBER	LEVEL / LOCATION	ROLE
GU-PD2		A

SCALE	DRAWN	CHECKED
REFER DRAWING	JR	G.H.

SHEET SIZE	DRAWING STATUS
A1	DEVELOPMENT APPLICATION

TITLE
CONTEXT - LOCATION & AERIAL IMAGES

DRAWING NO.	STATUS	DATE	REVISION
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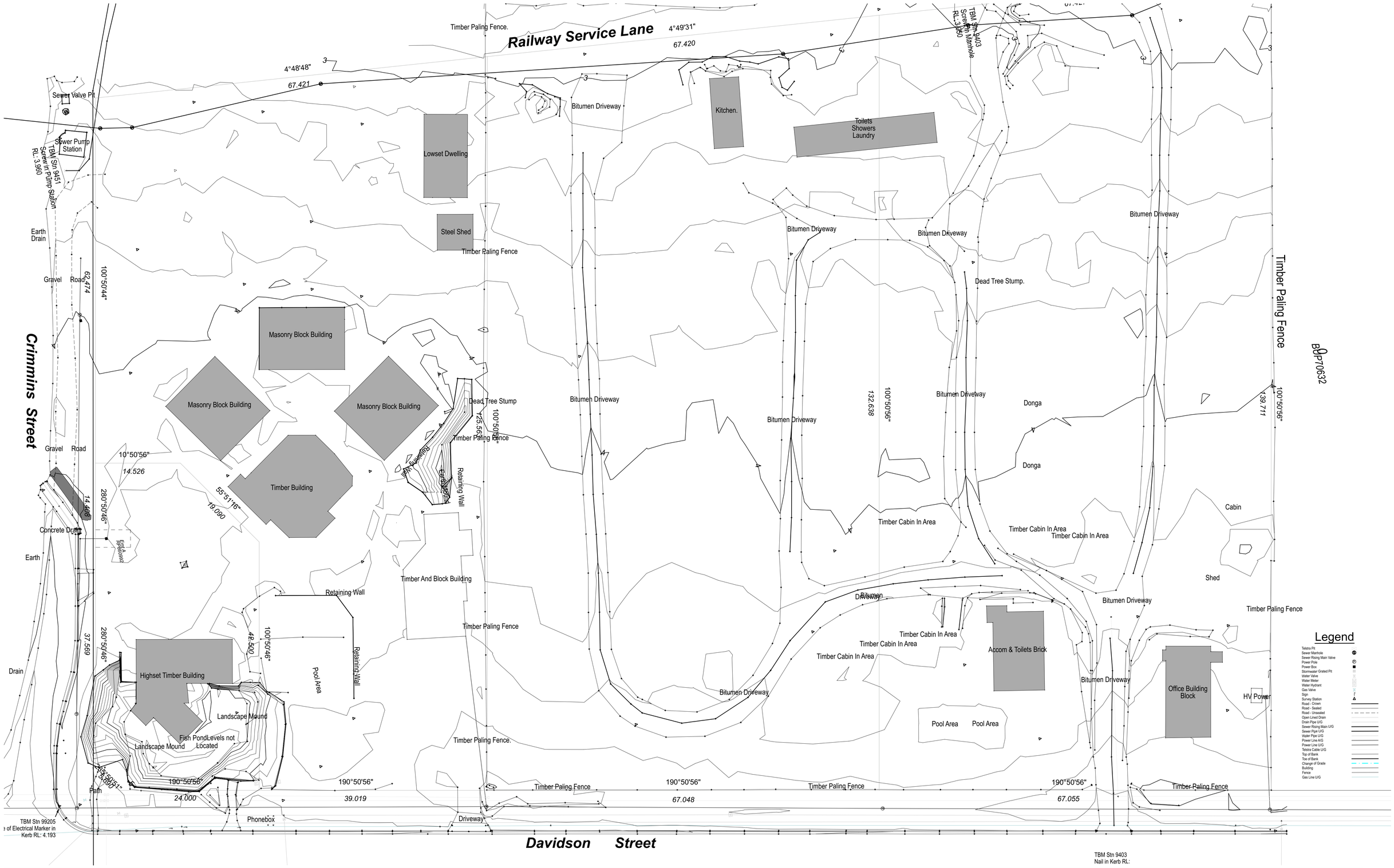

SURVEY

SCALE1:300

-3.

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
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	**CONTEXT - SURVEY**

PROJECT NUMBER	LEVEL / LOCATION	ROLE	DRAWING NO.	STATUS	DATE	REVISION
GU-PD2		A	DA.2.2	DA	12/5/2023	01

SITE TREES

SCALE1:333.33

-3.

Pt No.	TRUNK (DIA)	SPREAD (DIA)	HEIGHT	TREE
1	0.35	15	12	
2	0.37	8	16	Palms:
3	0.53	10	16	
4	1	15	15	
5	0.4	10	16	Melaleuca (Tea Tree)
6	0.4	12	18	Melaleuca (Tea Tree)
7	0.37	8	15	
8	0.4	15	16	
9	0.47	10	16	
10	0.7	15	16	
11	1.65	15	12	
12	0.75	18	14	
13	0.6	2	4	Stump
14	0.81	13	14	
15	0.81	13	14	
16	0.9	12	10	
17	1.1	12	12	
18	0.55	8	16	
19	0.5	10	12	
20	1.35	15	12	
21	0.35	10	12	Moreton Bay Ash
22	1.1	10	15	
23	0.75	12	10	
24	0.55	8	16	
25	2.5	30	30	Melaleuca (Tea Tree)
26	0.4	12	16	
27	0.4	12	16	
28	0.8	16	16	
29	1.25	10	14	
30	0.5	10	12	
31	0.8	15	30	
32	0.9	12	16	
33	1.15	16	10	
34	1.45	15	12	
35	0.65	15	12	
36	1.6	20	18	
37	0.55	0	4	Stump
38	1.1	15	12	
39	1	12	8	Fig
40	0.45	10	12	
41	0.37	12	16	Moreton Bay Ash
42	2.1	30	22	Fig
43	1.1	20	12	Fig
44	0.45	10	18	Moreton Bay Ash
45	1	10	10	
46	1.3	15	18	
47	0.4	18	12	Moreton Bay Ash
48	0.4	18	12	Moreton Bay Ash
49	0.35	6	15	Melaleuca (Tea Tree)
50	0.5	8	16	Moreton Bay Ash
51	0.9	15	15	
52	0.75	8	16	Melaleuca (Tea Tree)
53	0.85	12	16	
54	1.3	20	14	
55	0.56	15	15	
56	0.6	10	10	
57	0.55	8	8	
58	1.3	20	18	
59	0.57	10	16	
60	0.95	18	16	
61	0.6	12	16	
62	1.35	15	16	
63	0.5	8	15	
64	0.48	10	5	Palms:
65	1	12	10	
66	1.8	20	20	Melaleuca (Tea Tree)
67	1	15	20	Melaleuca (Tea Tree)
68	2	25	30	Melaleuca (Tea Tree)
69	0.65	12	18	
70	0.9	12	18	
71	1.4	30	25	Melaleuca (Tea Tree)
72	1	10	25	Melaleuca (Tea Tree)
73	1.05	12	25	Melaleuca (Tea Tree)
74	0.7	10	20	Melaleuca (Tea Tree)
75	0.45	16	12	
76	1.25	15	25	Melaleuca (Tea Tree)
77	0.8	20	10	Palms:
78	1.05	20	15	Melaleuca (Tea Tree)
79	0.4	20	12	Palms:
80	0.55	12	15	
81	0.45	10	12	
82	1.4	25	25	Melaleuca (Tea Tree)
83	1.1	25	30	Melaleuca (Tea Tree)
84	1.5	20	30	Melaleuca (Tea Tree)
85	0.9	12	25	Melaleuca (Tea Tree)
86	0.85	10	25	Melaleuca (Tea Tree)
87	0.75	15	20	Melaleuca (Tea Tree)
88	1.3	15	25	Melaleuca (Tea Tree)
89	1.6	20	30	Melaleuca (Tea Tree)
90	0.65	12	18	
91	0.8	12	18	Melaleuca (Tea Tree)
92	1.5	20	28	Melaleuca (Tea Tree)
93	0.6	12	16	
94	0.5	10	18	
95	0.55	10	18	Beach Almond
96	0.75	8	25	Mahogany
97	0.4	8	18	
98	0.6	10	20	Mahogany
99	0.5	12	20	Mahogany
100	0.4	12	18	Beach Almond
101	0.5	10	18	
102	0.5	12	20	
103	0.7	12	22	Mahogany
104	0.35	8	18	Mahogany
105	0.8	12	28	Pine
106	0.4	5	22	Palms:
107	0.8	14	18	Mango
108	0.7	12	20	Mahogany
109	0.45	10	16	Mahogany
110	0.35	12	18	
111	0.35	12	18	
112	0.8	12	20	
113	0.4	10	18	
114	0.5	12	18	
115	0.5	10	18	Mahogany
116	0.4	8	12	Palms:
117	1	18	22	Mango
118	0.5	15	20	
119	0.4	12	20	Melaleuca (Tea Tree)
120	0.5	10	22	Mahogany
121	0.4	10	18	
122	0.4	8	13	Palms:
123	0.4	8	13	Palms:
124	0.4	8	13	Palms:
125	0.4	10	10	
126	0.5	6	18	Palms:
127	1.5	25	20	Fig
128	0.45	12	16	
129	0.5	20	16	Fig
130	2	20	14	Fig
131	0.5	14	18	Fig
132	0.4	10	10	
133	0.4	8	16	Pine
134	0.7	12	12	
135	0.4	12	20	Moreton Bay Ash
136	0.5	12	14	
137	0.6	12	18	
138	0.8	20	20	
139	0.35	10	8	
140	1.8	25	25	Fig
141	0.9	0	2	Stump
142	1.35	15	16	Melaleuca (Tea Tree)
143	0.55	12	18	

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SCALE	DRAWN	CHECKED
REFER DRAWING	JR	G.H.

SHEET SIZE	DRAWING STATUS
A1	DEVELOPMENT APPLICATION

TITLE
CONTEXT - TREE SURVEY

PROJECT NUMBER	LEVEL / LOCATION	ROLE	DRAWING NO.	STATUS	DATE	REVISION
GU-PD2		A	DA.2.3	DA	12/5/2023	01

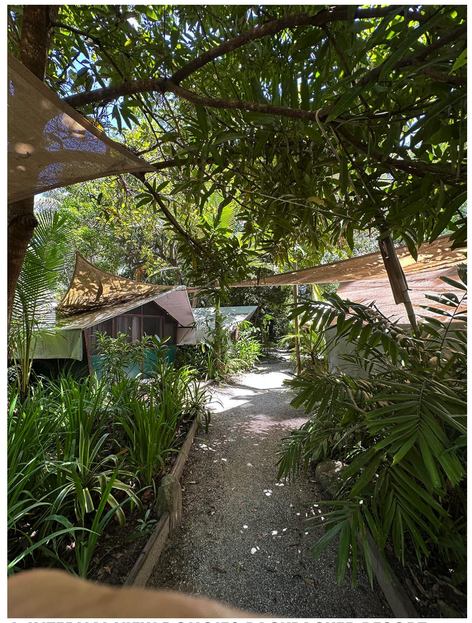
1. DRONE - SUBJECT SITE LOOKING EAST

2. DRONE - SUBJECT SITE LOOKING NORTH

3. STREET VIEW - SUBJECT SITE LOOKING SOUTH

4. INTERNAL VIEW PANDANUS TOURIST PARK

5. INTERNAL VIEW PANDANUS TOURIST PARK



6. INTERNAL VIEW DOUGIES BACKPACKER RESORT

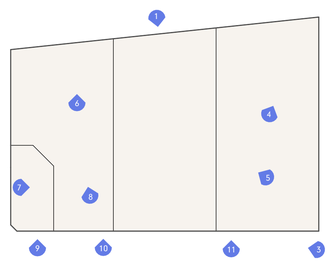
7. INTERNAL VIEW DOUGIES BACKPACKER RESORT

8. INTERNAL VIEW DOUGIES BACKPACKER RESORT

9. STREET CORNER - DAVIDSON & CRIMMINS STREETS

10. STREET VIEW - DOUGIES ENTRANCE - DAVIDSON STREET

11. STREET VIEW - PANDANUS ENTRANCE - DAVIDSON STREET



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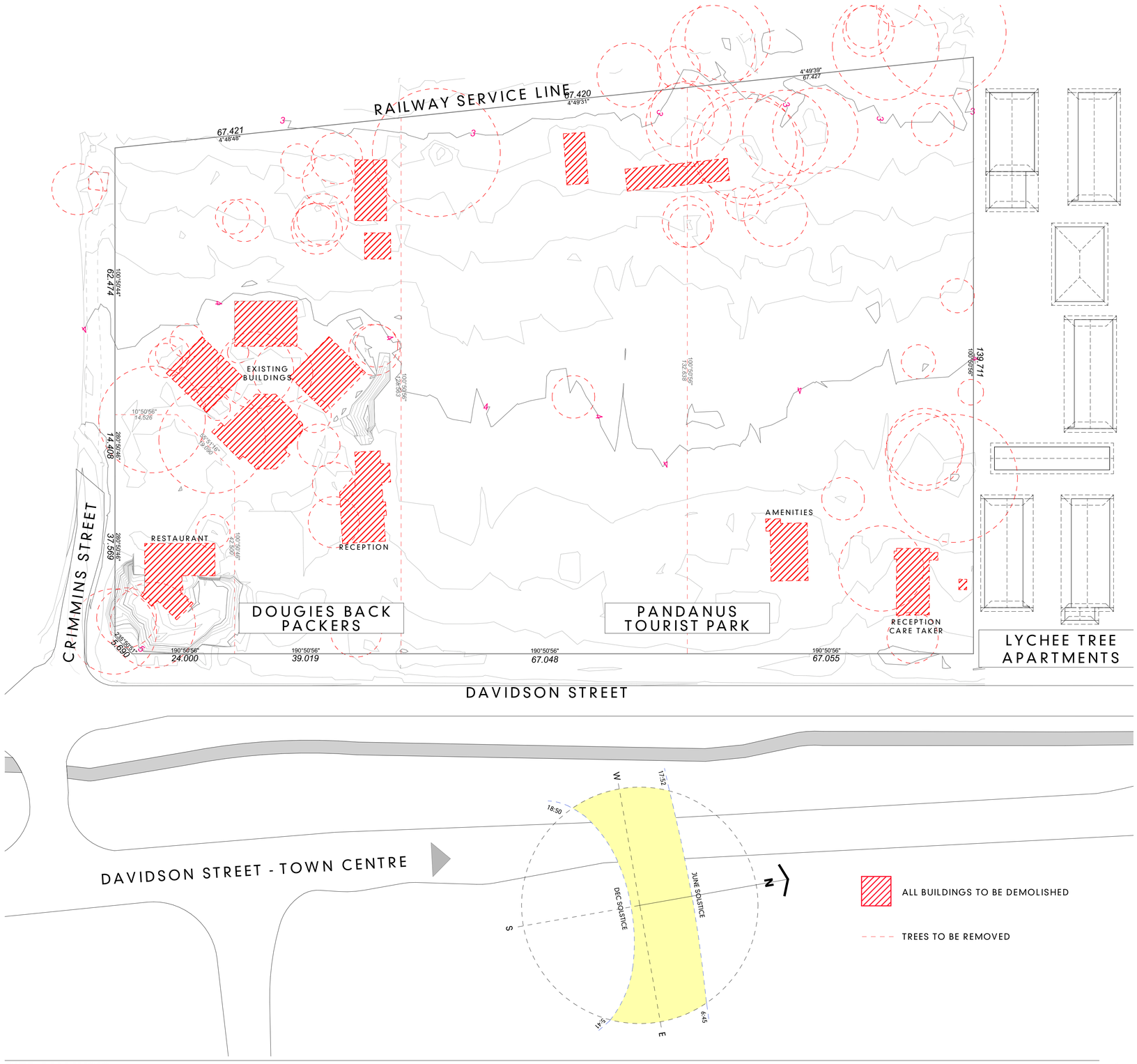
SHEET SIZE: A1 | DRAWING STATUS: DEVELOPMENT APPLICATION

TITLE
CONTEXT - SITE IMAGES

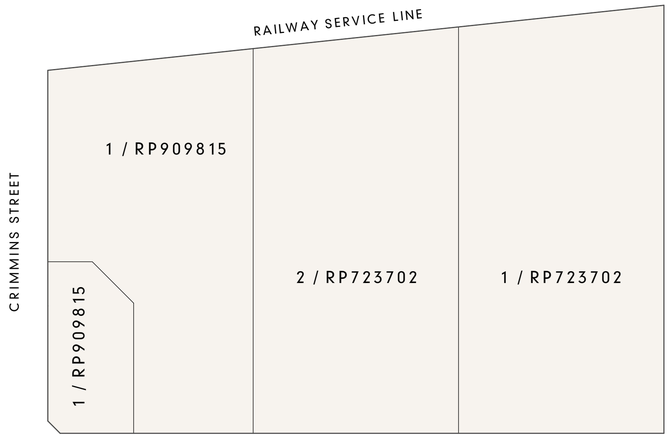
PROJECT NUMBER	LEVEL / LOCATION	ROLE	DRAWING NO.	STATUS	DATE	REVISION
GU-PD2		A	DA.2.4	DA	12/5/2023	01



SITE ANALYSIS

1

SCALE1:500



Total Site: 25,960 sqm

TOTAL ALLOTMENT AREA

2

SCALE1:1000

FIG 1 - 40m BUFFER FROM HAT - QLD GLOBE

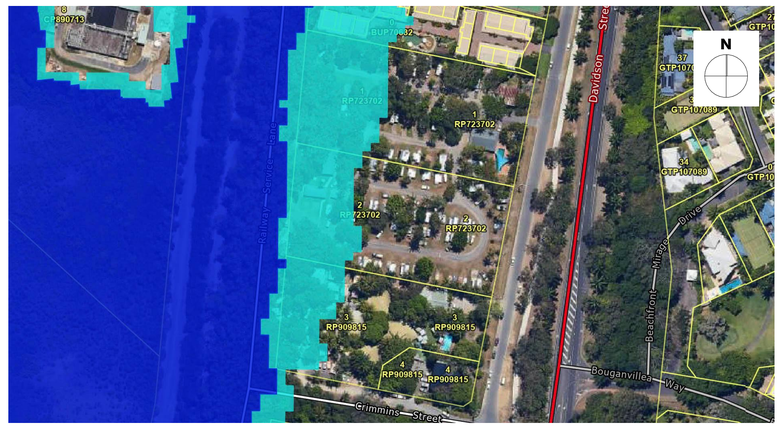


FIG 2 - STORM TIDE HAZARD - QLD GLOBE

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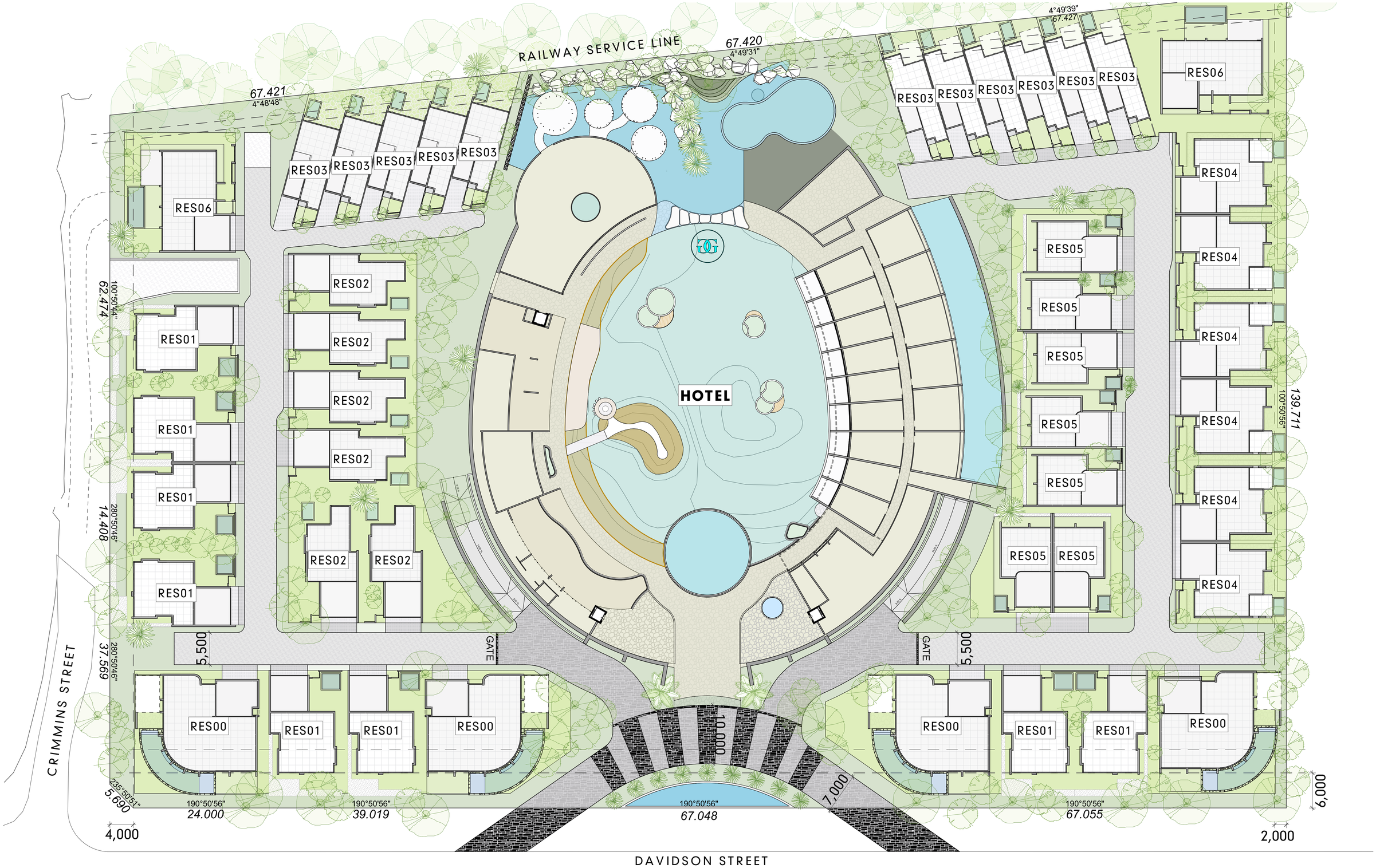
GU-PD2		A

SCALE	DRAWN	CHECKED
REFER DRAWING	JR	G.H.

SHEET SIZE	DRAWING STATUS
A1	DEVELOPMENT APPLICATION

TITLE
PLANS - EXISTING CONDITIONS

DRAWING NO.	STATUS	DATE	REVISION
DA.3.1	DA	12/5/2023	01



SITE PLAN

SCALE1:300

1

N

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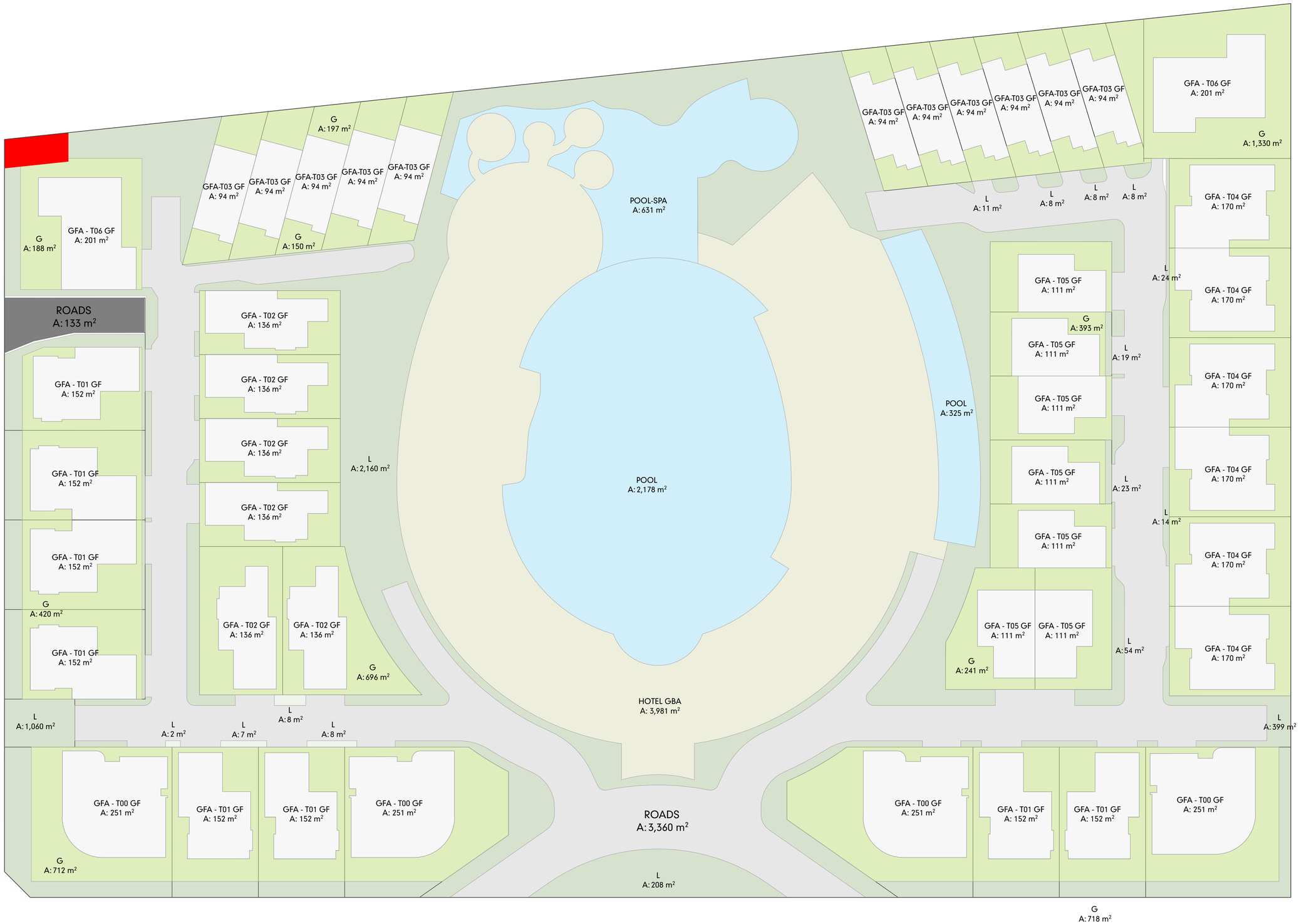
PROJECT NUMBER	LEVEL / LOCATION	ROLE
GU-PD2		A

SCALE	DRAWN	CHECKED
REFER DRAWING	JR	G.H.

SHEET SIZE: A1
DRAWING STATUS: DEVELOPMENT APPLICATION

TITLE
PLANS - SITE PLAN - GROUND

DRAWING NO.	STATUS	DATE	REVISION
DA.3.2	DA	12/5/2023	01



- SITE LANDSCAPING
- RESIDENTIAL GARDENS
- HOTEL
- RESIDENCES
- WATER BODIES
- ROADS

REFER DA.2.9 AREA SCHEDULE

SITE AREAS

SCALE1:300

1

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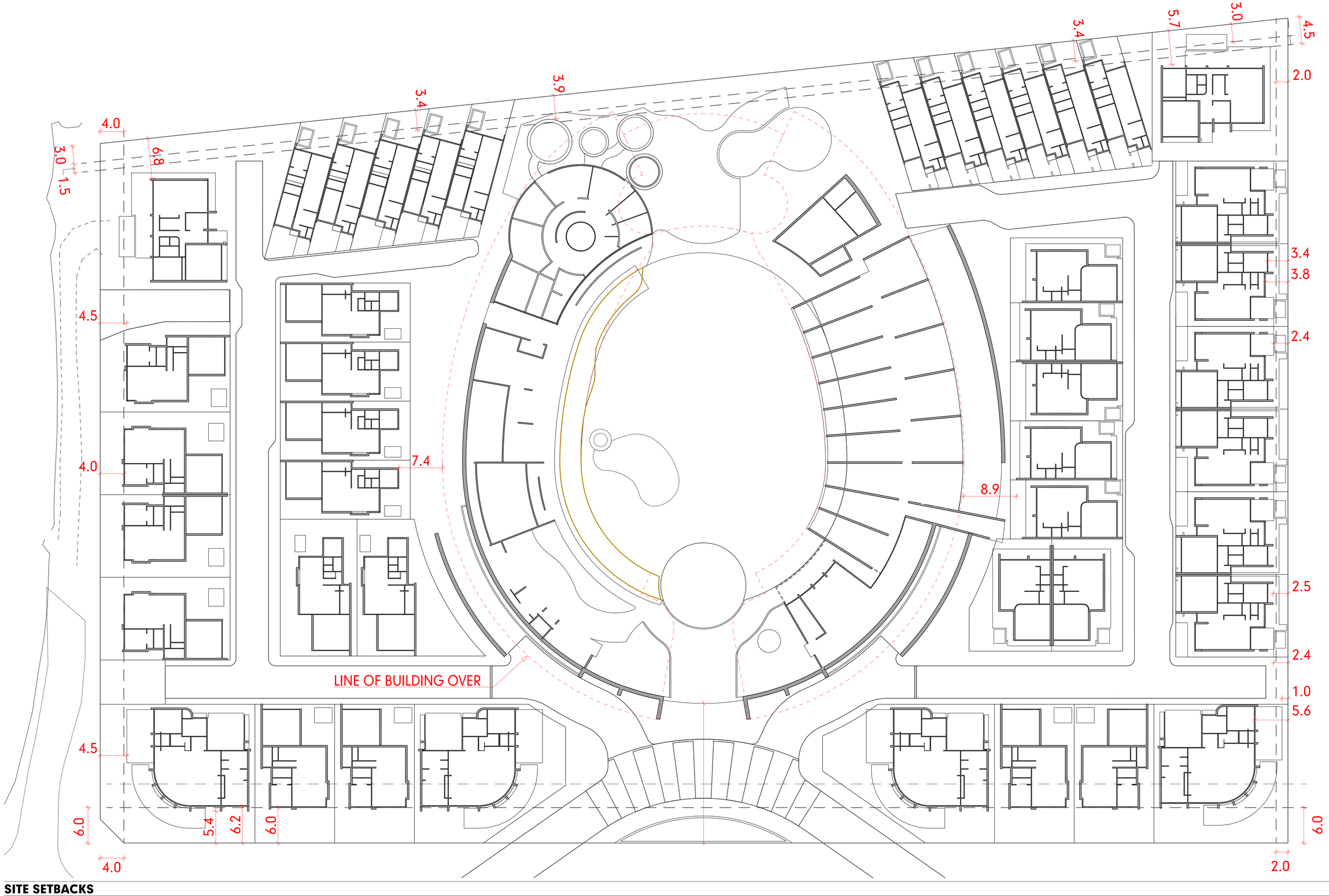
PROJECT NUMBER	LEVEL / LOCATION	ROLE
GU-PD2		A

SCALE	DRAWN	CHECKED
REFER DRAWING	JR	G.H.

SHEET SIZE	DRAWING STATUS
A1	DEVELOPMENT APPLICATION

TITLE
PLANS -
SITE AREA USAGE

DRAWING NO.	STATUS	DATE	REVISION
DA.3.3	DA	12/5/2023	01



SITE SETBACKS

1

SCALE1:300

N

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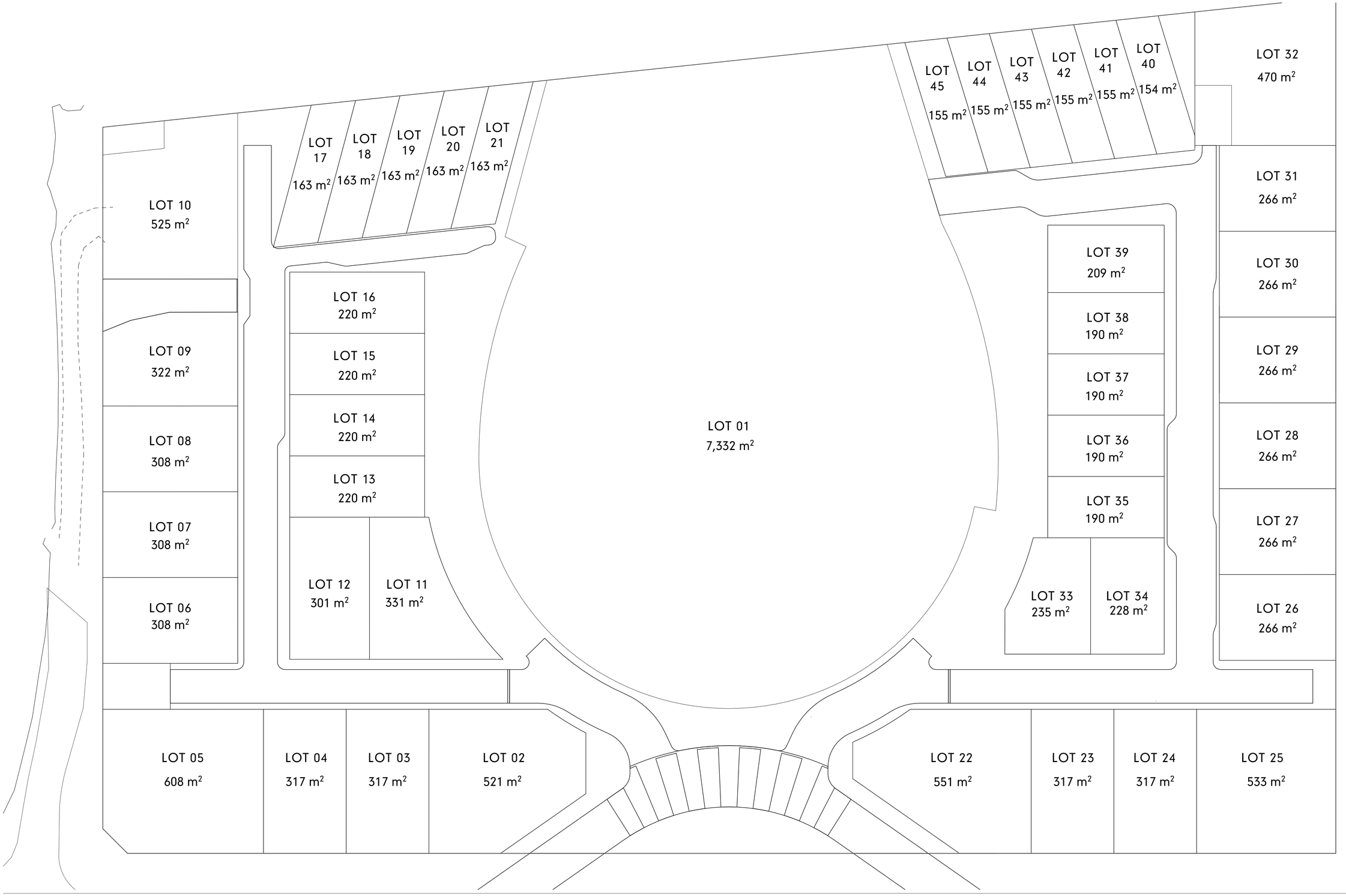
SHEET SIZE: A1 | DRAWING STATUS: DEVELOPMENT APPLICATION

TITLE
PLANS - SITE SETBACKS

PROJECT NUMBER	LEVEL / LOCATION	ROLE	DRAWING NO.	STATUS	DATE	REVISION
GU-PD2		A	DA.3.4	DA	12/5/2023	01



LOT PLAN

SCALE1:300

1

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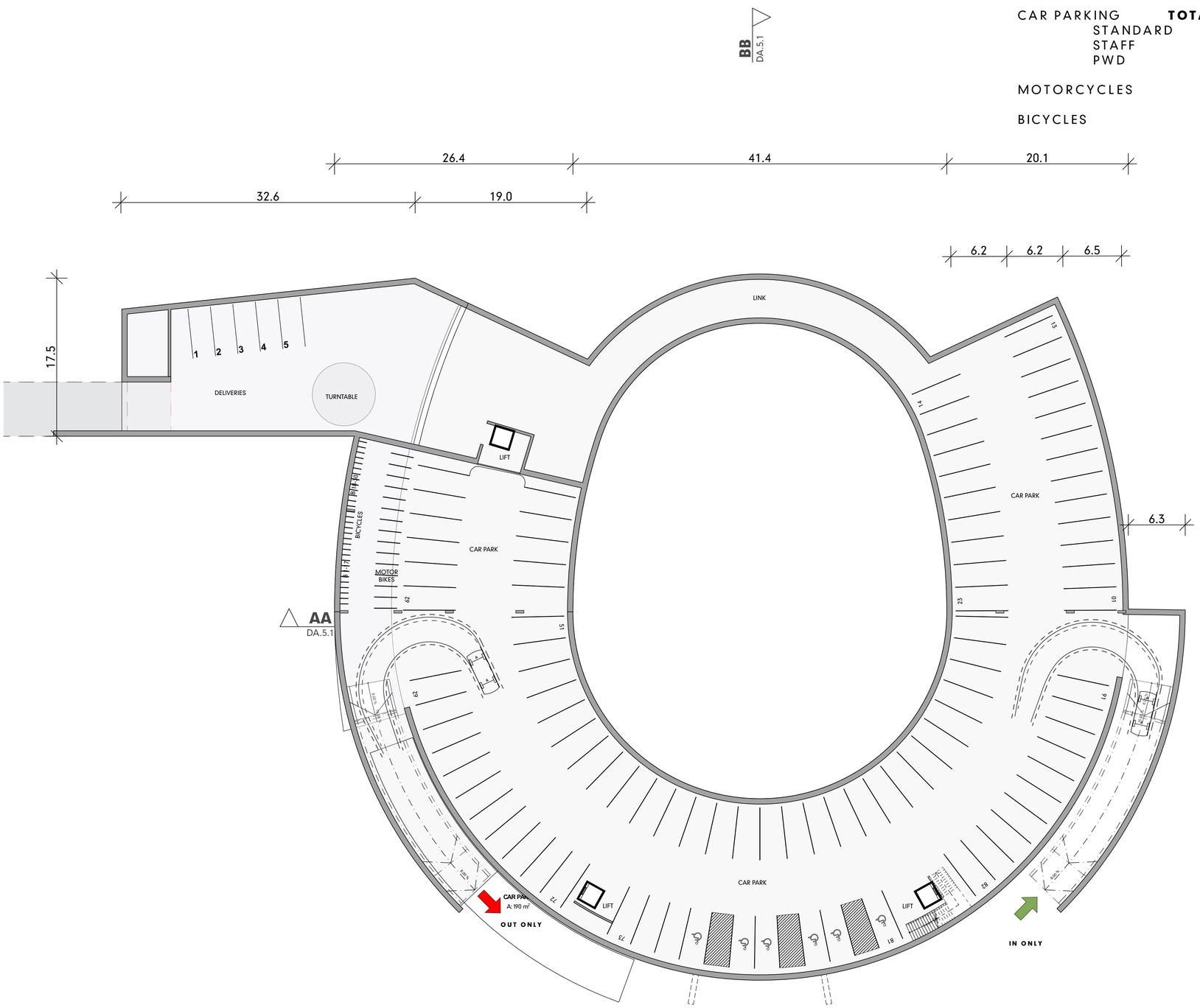
SHEET SIZE: A1 | DRAWING STATUS: DEVELOPMENT APPLICATION

TITLE
PLANS - ALLOTMENT PLAN

PROJECT NUMBER	LEVEL / LOCATION	ROLE	DRAWING NO.	STATUS	DATE	REVISION
GU-PD2		A	DA.3.5	DA	12/5/2023	01

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

AREA CALCULATIONS GFA — 200_GFA

SCALE1:0.67

BASEMENT -01 — -1.

SCALE1:250

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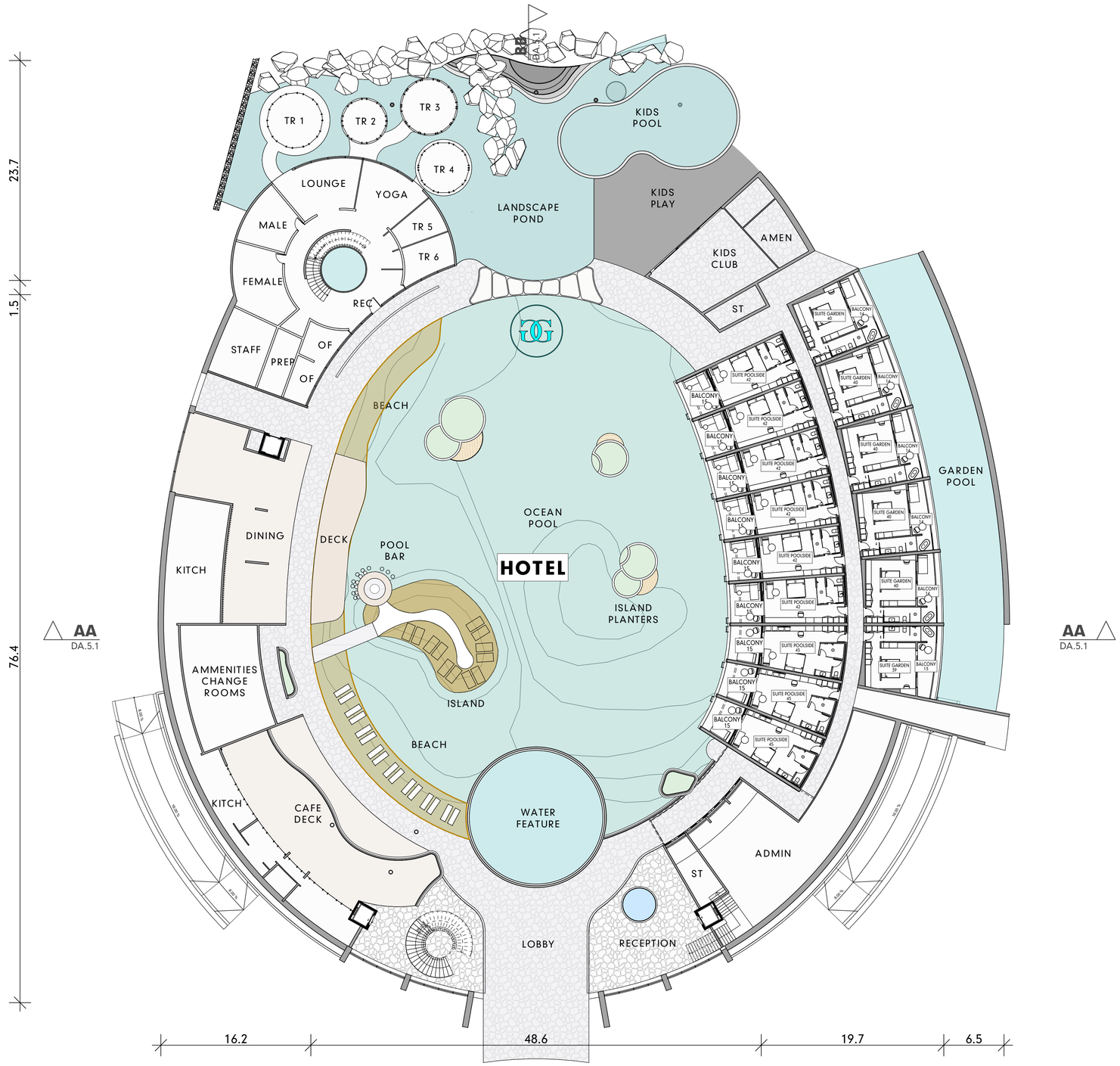
TITLE: **PLANS - HOTEL BASEMENT**

SCALE	DRAWN	CHECKED
REFER DRAWING	JR	G.H.

SHEET SIZE: A1 | DRAWING STATUS: DEVELOPMENT APPLICATION

PROJECT NUMBER	LEVEL / LOCATION	ROLE	DRAWING NO.	STATUS	DATE	REVISION
GU-PD2		A	DA.3.6	DA	12/5/2023	01



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

SCALE1:250

0.

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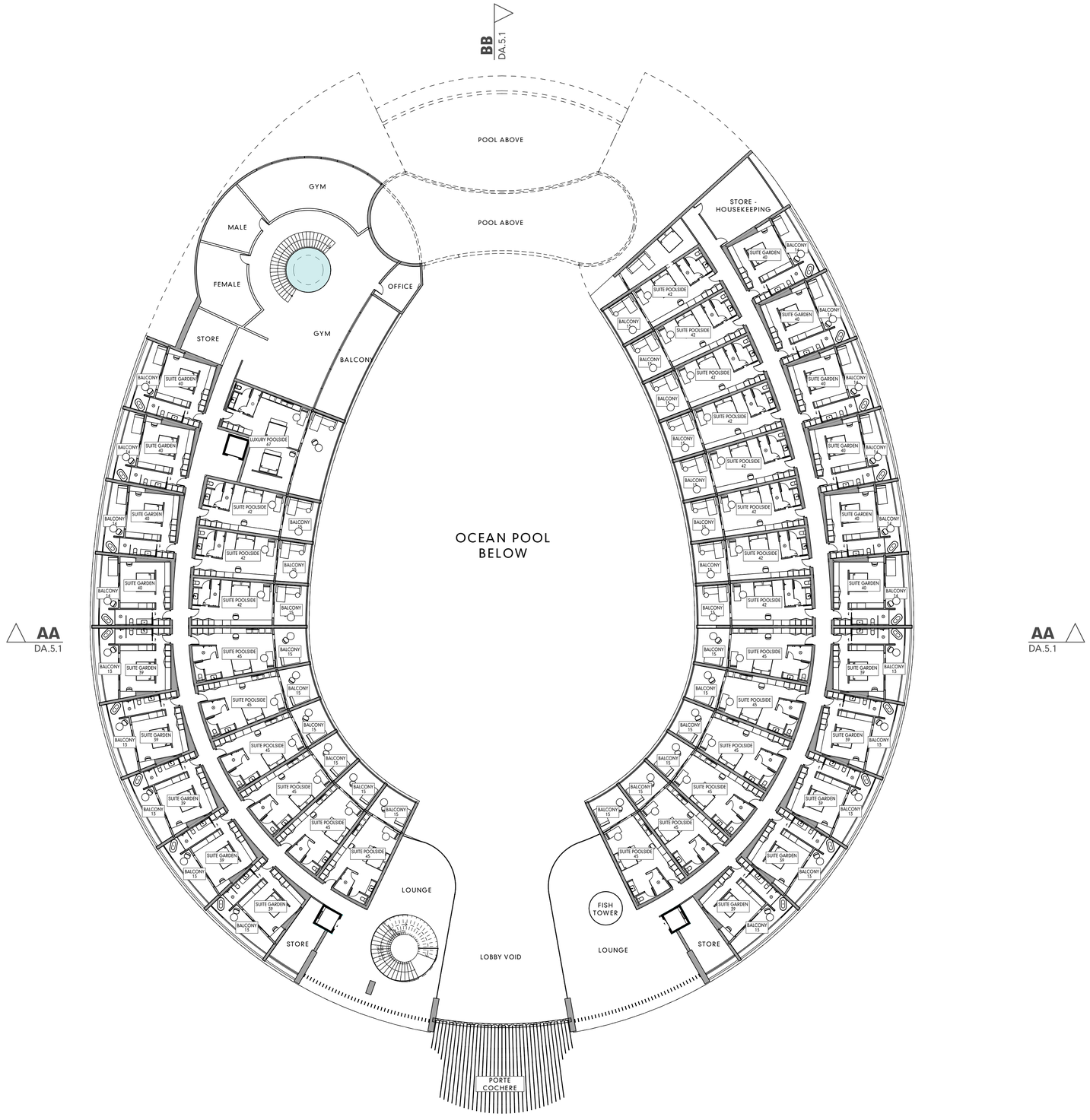
CLIENT: DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD			SHEET SIZE: A1	DRAWING STATUS: DEVELOPMENT APPLICATION	
CLIENT SIGN OFF	SIGNATURE	DATE	TITLE: **PLANS - HOTEL LVL 00**		
PROJECT NUMBER	LEVEL / LOCATION	ROLE	DRAWING NO.	STATUS	DATE / REVISION
GU-PD2		**A**	**DA.3.7**	**DA**	**12/5/2023** / **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

SCALE1:250

1.

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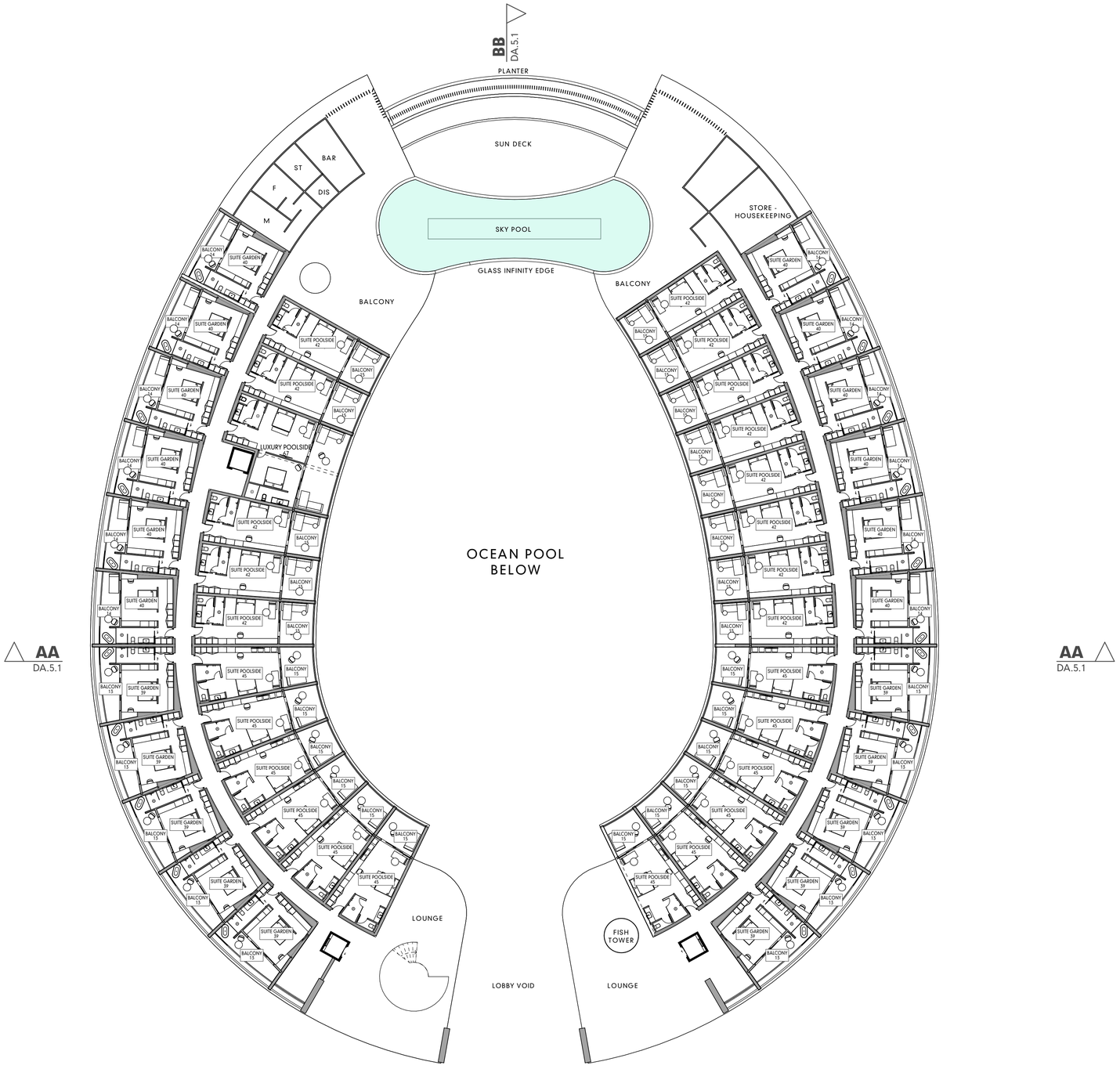
CLIENT: DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD		SHEET SIZE: A1	DRAWING STATUS: DEVELOPMENT APPLICATION
CLIENT SIGN OFF / SIGNATURE / DATE		TITLE: **PLANS - HOTEL LVL 01**	
PROJECT NUMBER: **GU-PD2**	LEVEL / LOCATION	ROLE: **A**	DRAWING NO.: **DA.3.8** / STATUS: **DA** / DATE: **12/5/2023** / 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 m²	48
LIFESTYLE				
	L02	SUITES_BALCONY	683	48
			683 m²	48
			2,694 m²	**96**

FLOOR PLAN LVL 02

SCALE1:250

2.

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GU-PD2		A

SCALE	DRAWN	CHECKED
REFER DRAWING	JR	G.H.

SHEET SIZE	DRAWING STATUS
A1	DEVELOPMENT APPLICATION

TITLE
PLANS - HOTEL LVL 02

DRAWING NO.	STATUS	DATE	REVISION
DA.3.9	DA	12/5/2023	01

HOTEL ROOMS

SCALE1:50

-4.

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ABN: 90514257527

PROJECT
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

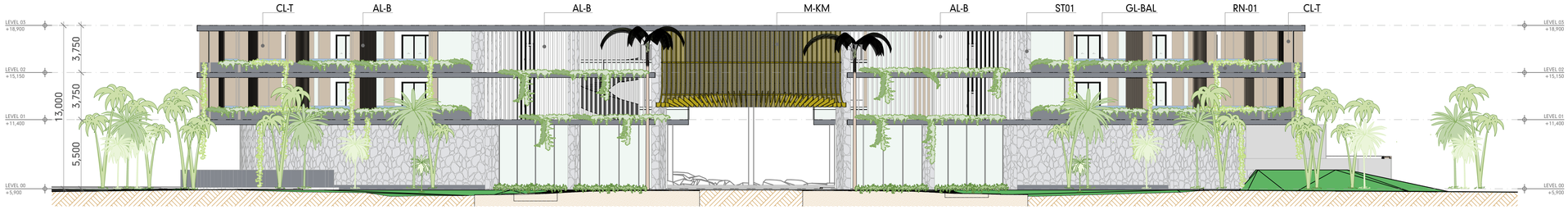
PROJECT NUMBER	LEVEL / LOCATION	ROLE
GU-PD2		A

SCALE	DRAWN	CHECKED
REFER DRAWING	JR	G.H.

SHEET SIZE	DRAWING STATUS
A1	DEVELOPMENT APPLICATION

TITLE
PLANS -
HOTEL ROOMS

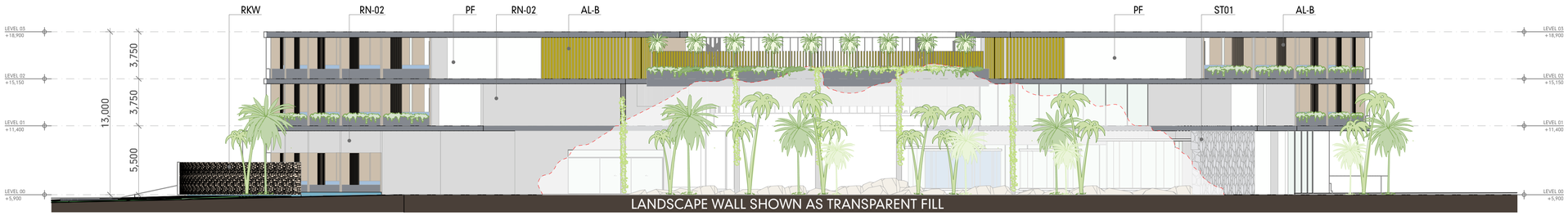
DRAWING NO.	STATUS	DATE	REVISION
DA.3.10	DA	12/5/2023	01



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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CLIENT SIGN OFF | SIGNATURE | DATE

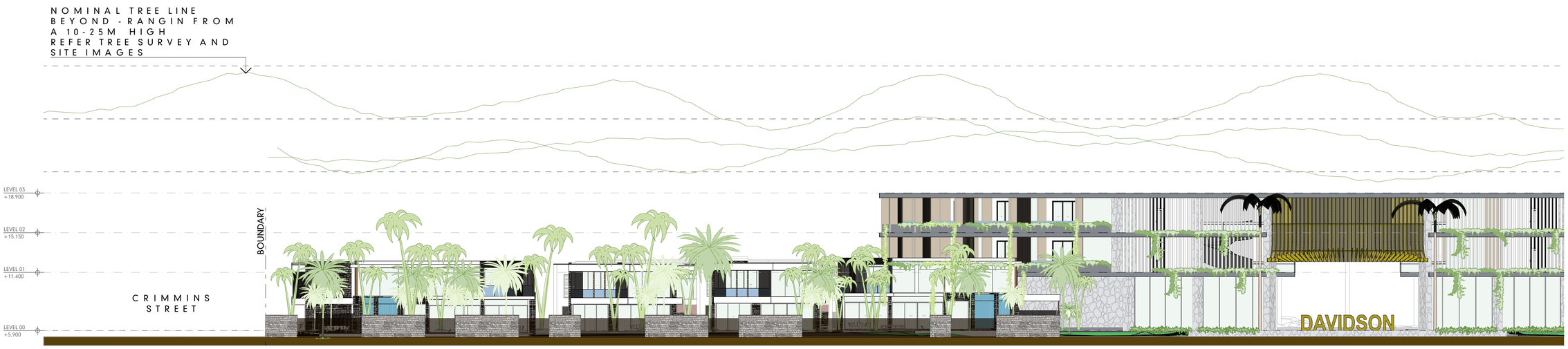
PROJECT NUMBER	LEVEL / LOCATION	ROLE
GU-PD2		A

SCALE	DRAWN	CHECKED
REFER DRAWING	JR	G.H.

SHEET SIZE	DRAWING STATUS
A1	DEVELOPMENT APPLICATION

TITLE
ELEVATIONS - ELEVATIONS

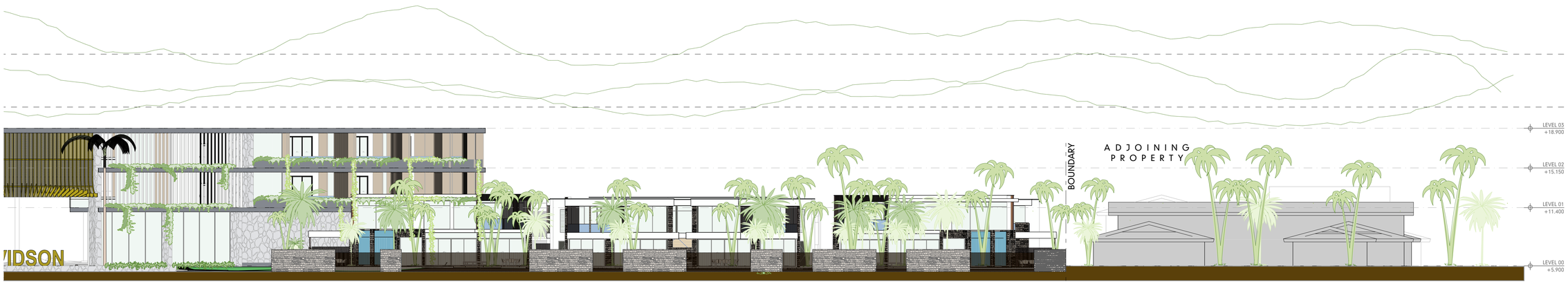
DRAWING NO.	STATUS	DATE	REVISION
DA.4.1	DA	12/5/2023	01



STREETSCAPE ELEVATION (EAST)

SCALE1:200

PART 1 -



STREETSCAPE ELEVATION (EAST)

SCALE1:200

PART 2 -

RevID	ChID	CHANGE DESCRIPTION	DATE
01			12/5/2023

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CLIENT SIGN OFF | SIGNATURE | DATE

PROJECT NUMBER	LEVEL / LOCATION	ROLE
GU-PD2		A

SCALE	DRAWN	CHECKED
REFER DRAWING	JR	G.H.

SHEET SIZE	DRAWING STATUS
A1	DEVELOPMENT APPLICATION

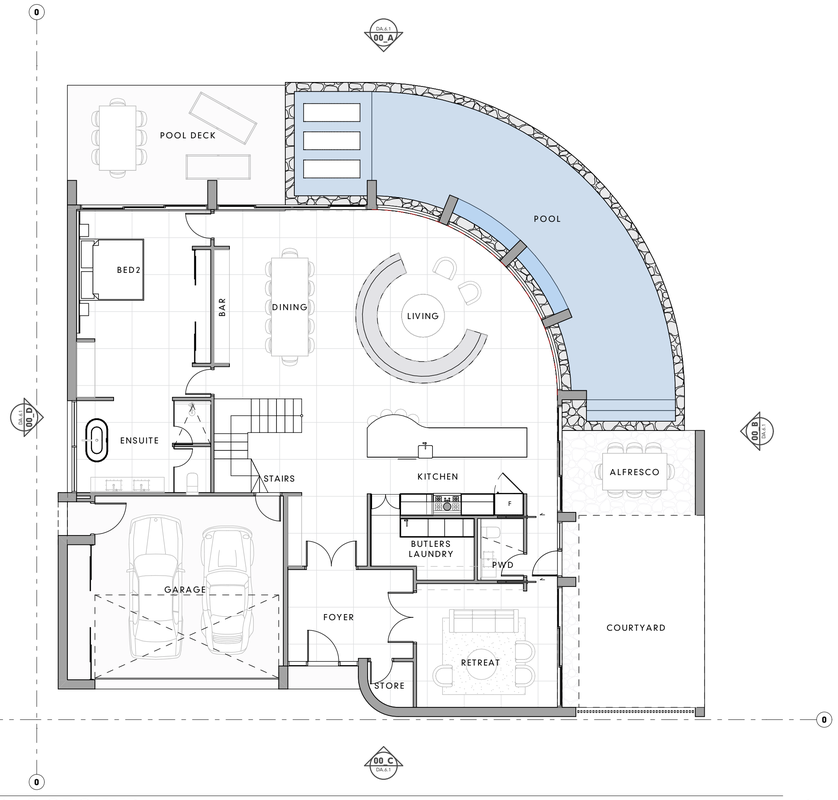
TITLE
ELEVATIONS - STREETSCAPE ELEVATION

DRAWING NO.	STATUS	DATE	REVISION
DA.4.2	DA	12/5/2023	01

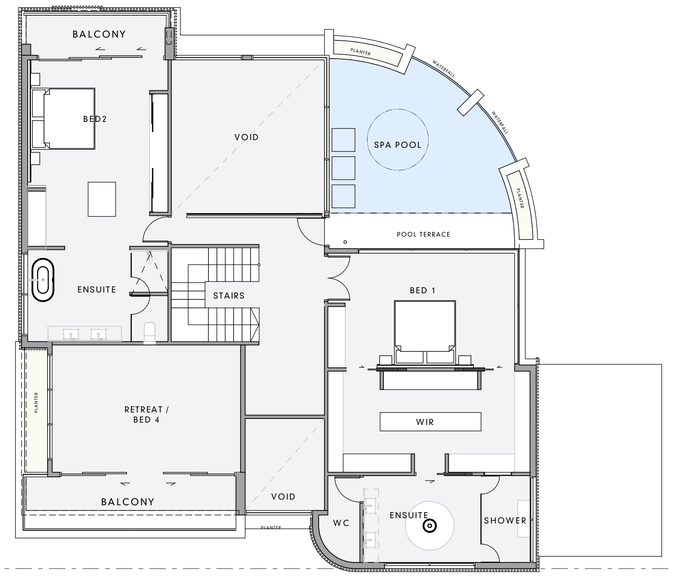
3 BEDROOM
LEVEL 01 SITING
3.5 BATH

LEVEL 00
INTERNAL: 195M2

LEVEL 01
INTERNAL 161M2

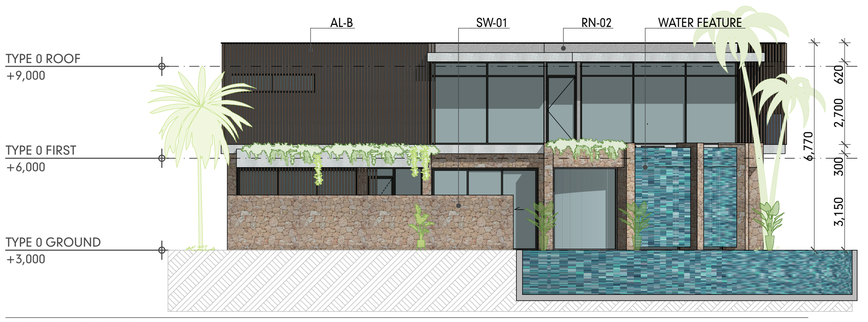


TYPE 0 GROUND 1
SCALE1:100

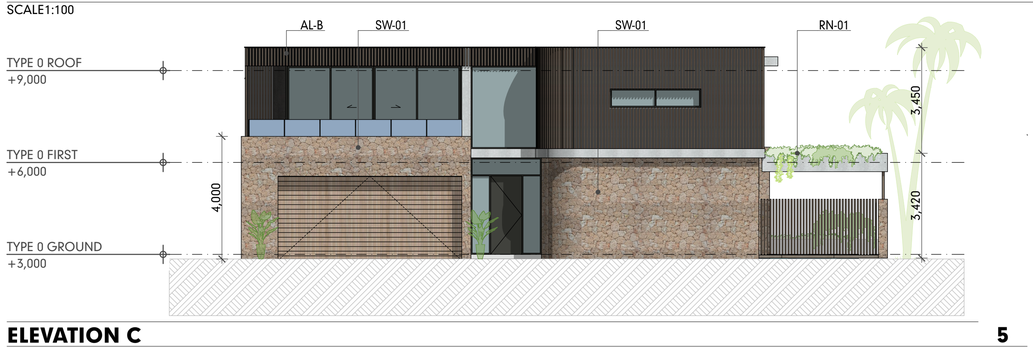


TYPE 0 FIRST 2
SCALE1:100

ELEVATION A 3
SCALE1:100

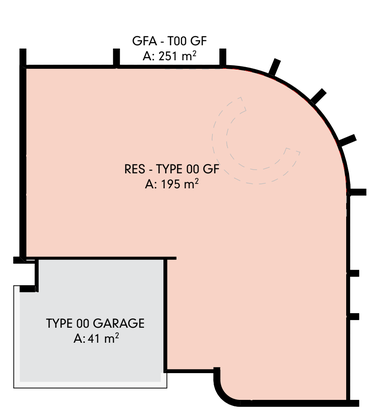


ELEVATION B 4
SCALE1:100

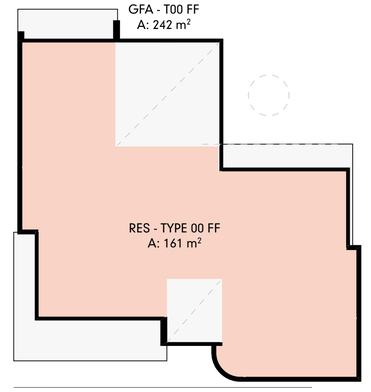


ELEVATION C 5
SCALE1:100

ELEVATION D 6
SCALE1:100



TYPE 0 GROUND 7
SCALE1:150



TYPE 0 FIRST 8
SCALE1:150

RevID	CNID	CHANGE DESCRIPTION	DATE
01			12/5/2023

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CLIENT
DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD

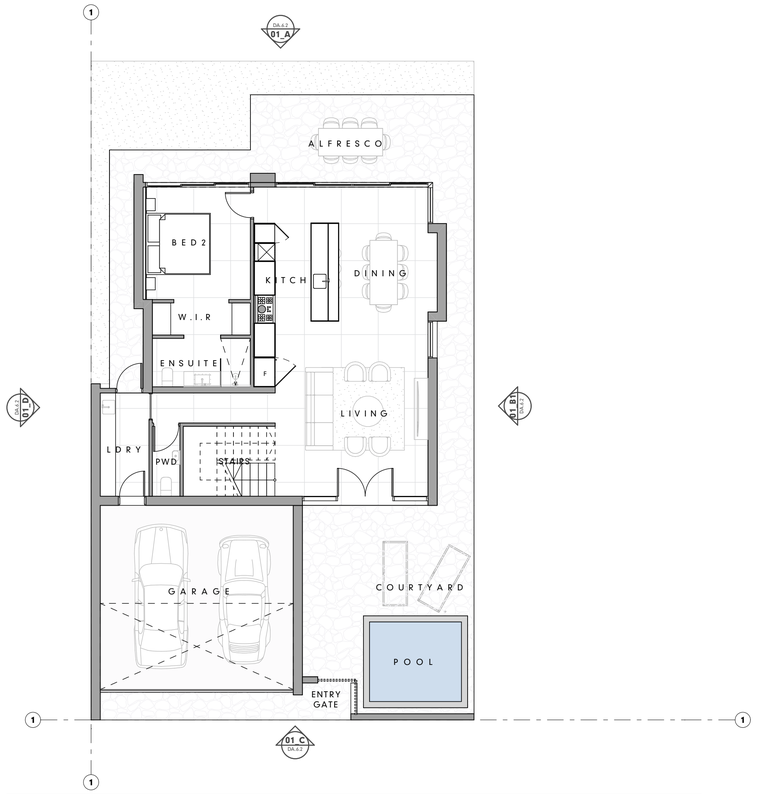
CLIENT SIGN OFF | SIGNATURE | DATE

PROJECT NUMBER: GU-PD2 | LEVEL / LOCATION | ROLE: A

SCALE: REFER DRAWING | DRAWN: JR | CHECKED: G.H.
SHEET SIZE: A1 | DRAWING STATUS: DEVELOPMENT APPLICATION

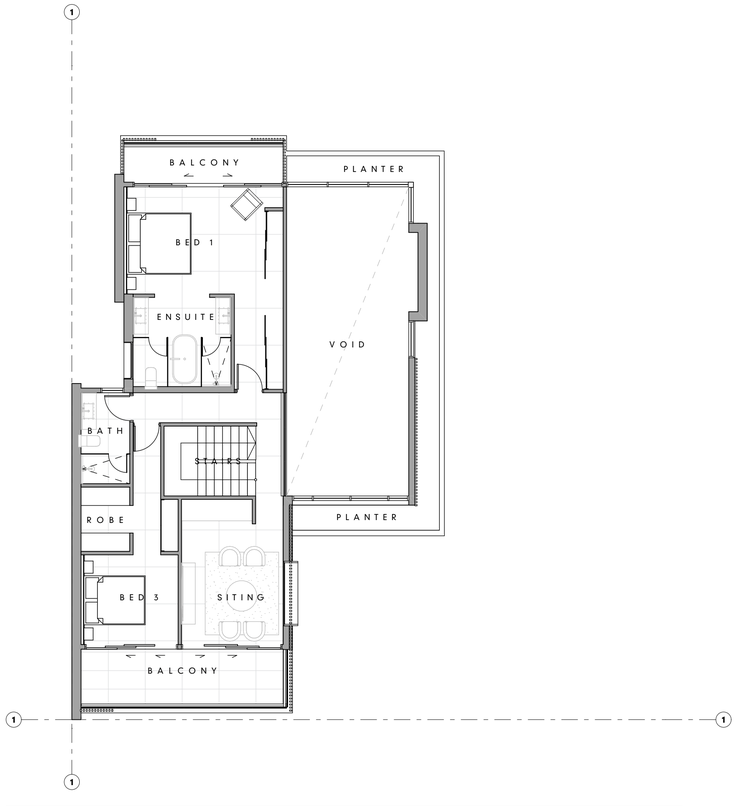
TITLE
RESIDENCES -
RESIDENCE TYPE 00

DRAWING NO.: DA.6.1 | STATUS: DA | DATE: 12/5/2023 | REVISION: 01



TYPE 1 GROUND 1

SCALE1:100



TYPE 1 FIRST 2

SCALE1:100

ELEVATION A 3

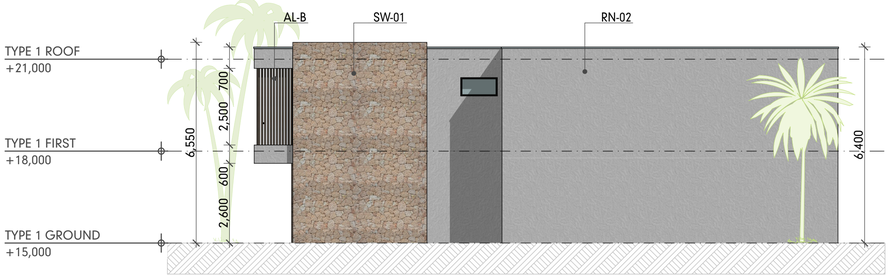
SCALE1:100

ELEVATION B 5

SCALE1:100

ELEVATION C 4

SCALE1:100



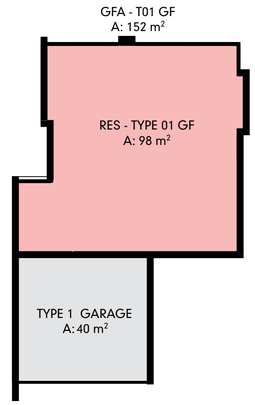
ELEVATION D 6

SCALE1:100

3 BEDROOM
LEVEL 01 SITING
3.5 BATH

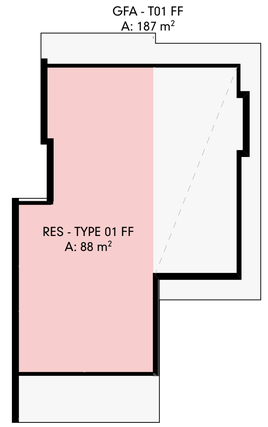
LEVEL 00
INTERNAL: 98M2

LEVEL 01
INTERNAL 88M2



TYPE 1 GROUND 7

SCALE1:150



TYPE 1 FIRST 8

SCALE1:150

RevID	ChID	CHANGE DESCRIPTION	DATE
01			12/5/2023

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CLIENT
DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD

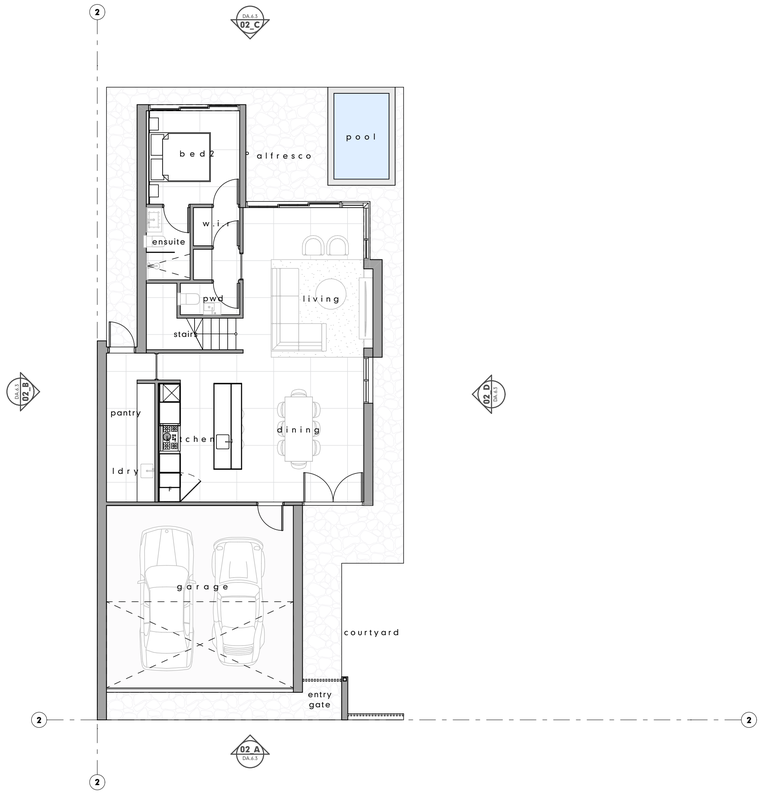
CLIENT SIGN OFF | SIGNATURE | DATE

PROJECT NUMBER: GU-PD2
LEVEL / LOCATION:
ROLE: A

SCALE: REFER DRAWING
DRAWN: JR
CHECKED: G.H.
SHEET SIZE: A1
DRAWING STATUS: DEVELOPMENT APPLICATION

TITLE
RESIDENCES -
RESIDENCE TYPE 01

DRAWING NO.: DA.6.2
STATUS: DA
DATE: 12/5/2023
REVISION: 01

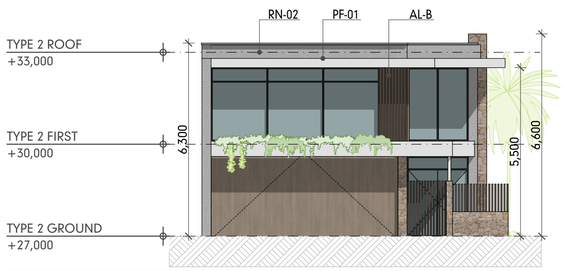


TYPE 2 GROUND 1

SCALE1:100

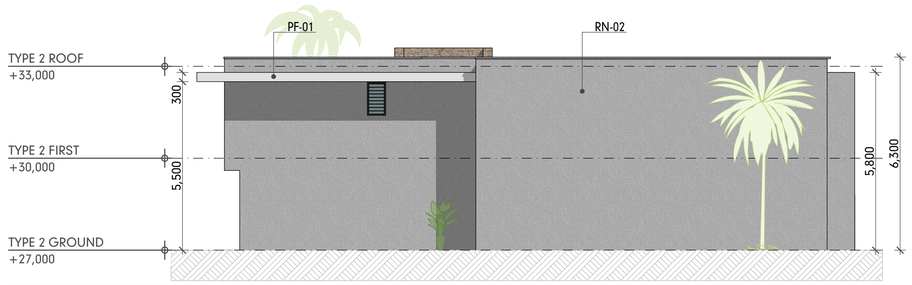
TYPE 2 FIRST 2

SCALE1:100



ELEVATION A 3

SCALE1:100



ELEVATION B 5

SCALE1:100

ELEVATION C 4

SCALE1:100

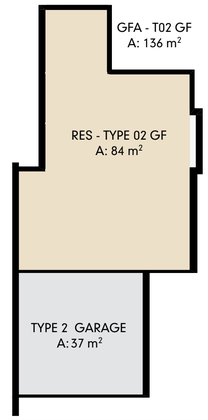
ELEVATION D 6

SCALE1:100

3 BEDROOM
LEVEL 01 SITING
3.5 BATH

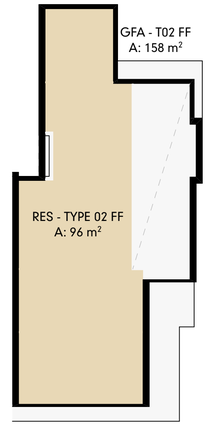
LEVEL 00
INTERNAL: 84M2

LEVEL 01
INTERNAL 96M2



TYPE 2 GROUND 7

SCALE1:150



TYPE 2 FIRST 8

SCALE1:150

RevID	ChID	CHANGE DESCRIPTION	DATE
01			12/5/2023

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CLIENT
DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD

CLIENT SIGN OFF | SIGNATURE | DATE

TITLE
RESIDENCES - RESIDENCE TYPE 02

SCALE	DRAWN	CHECKED
REFER DRAWING	JR	G.H.

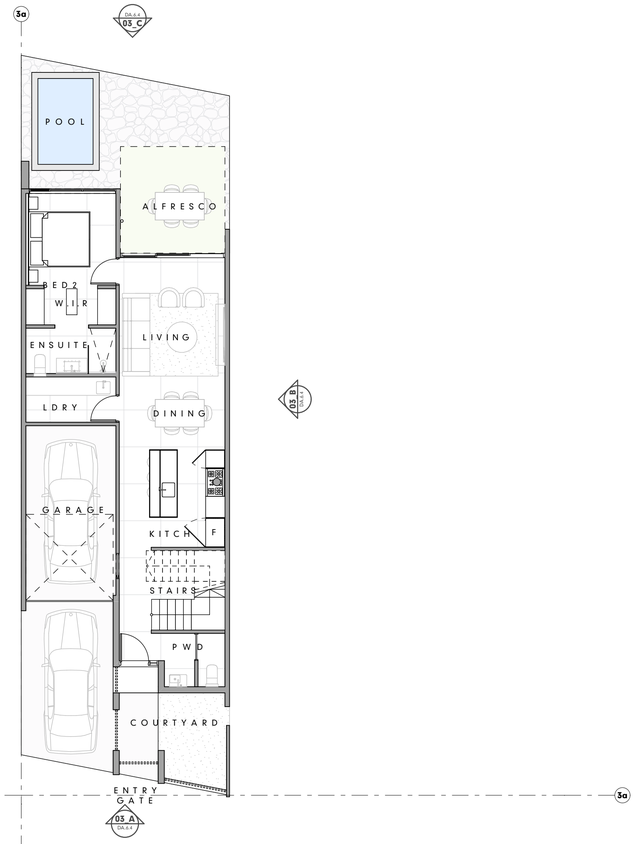
SHEET SIZE	DRAWING STATUS
A1	DEVELOPMENT APPLICATION

PROJECT NUMBER	LEVEL / LOCATION	ROLE	DRAWING NO.	STATUS	DATE	REVISION
GU-PD2		A	DA.6.3	DA	12/5/2023	01

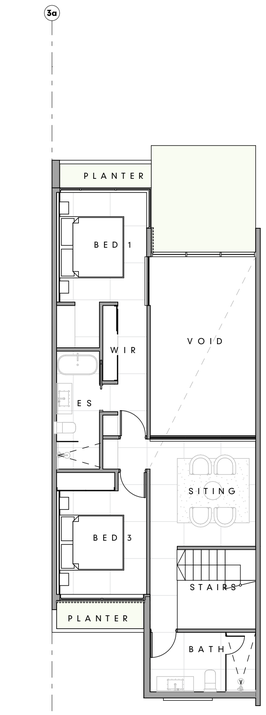
3 BEDROOM
LEVEL 01 SITING
3.5 BATH

LEVEL 00
INTERNAL: 70M2

LEVEL 01
INTERNAL 68M2

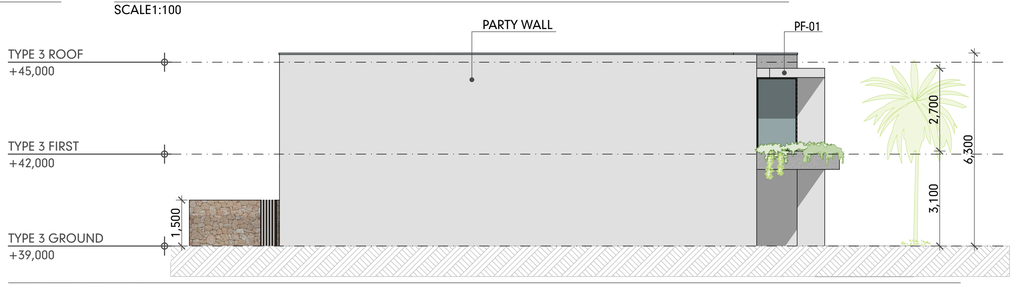


TYPE 3 GROUND 1
SCALE1:100

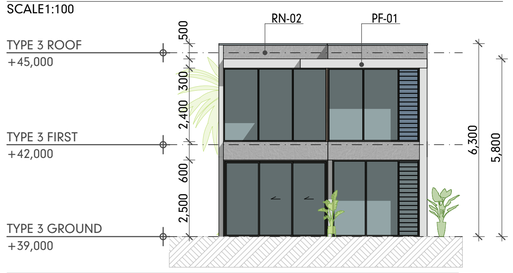


TYPE 3 FIRST 2
SCALE1:100

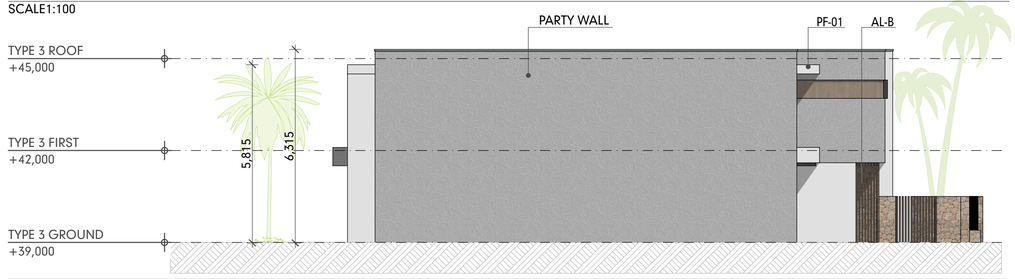
ELEVATION A 3
SCALE1:100



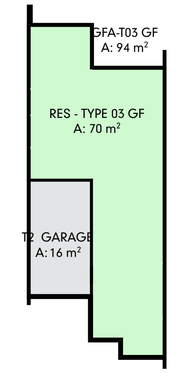
ELEVATION B 5
SCALE1:100



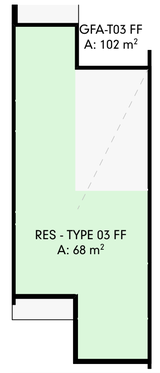
ELEVATION C 4
SCALE1:100



ELEVATION D 6
SCALE1:100



TYPE 3 GROUND 7
SCALE1:150



TYPE 3 FIRST 8
SCALE1:150

RevID	ChID	CHANGE DESCRIPTION	DATE
01			12/5/2023

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CLIENT
DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD

CLIENT SIGN OFF | SIGNATURE | DATE

PROJECT NUMBER	LEVEL / LOCATION	ROLE
GU-PD2		A

SCALE	DRAWN	CHECKED
REFER DRAWING	JR	G.H.

SHEET SIZE	DRAWING STATUS
A1	DEVELOPMENT APPLICATION

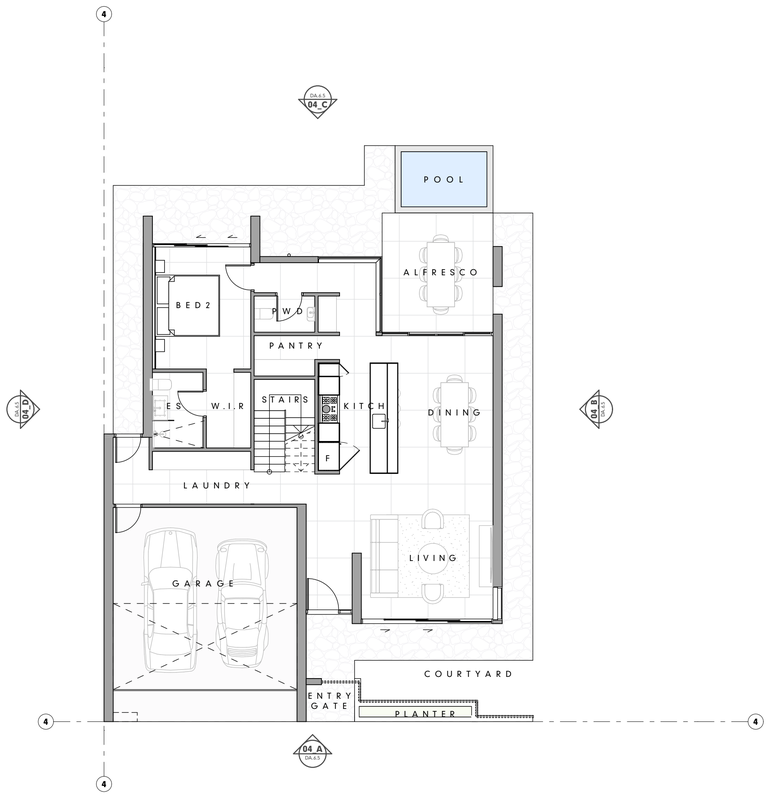
TITLE
RESIDENCES -
RESIDENCE TYPE 03

DRAWING NO.	STATUS	DATE	REVISION
DA.6.4	DA	12/5/2023	01

3 BEDROOM
LEVEL 01 SITING
3.5 BATH

LEVEL 00
INTERNAL: 106M2

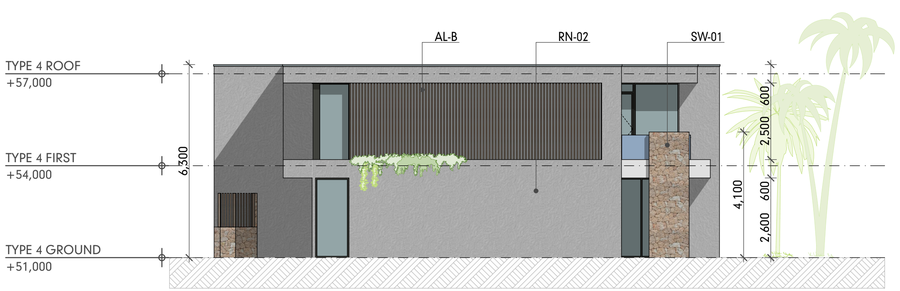
LEVEL 01
INTERNAL 96M2



TYPE 4 GROUND 1
SCALE1:100

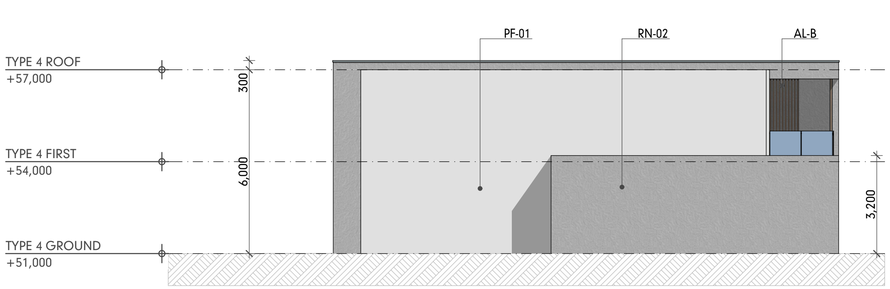
TYPE 4 FIRST 2
SCALE1:100

ELEVATION A 3
SCALE1:100

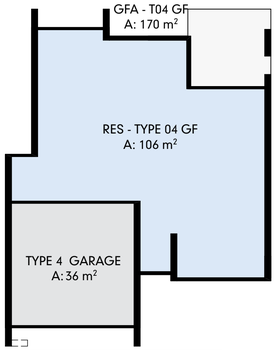


ELEVATION B 5
SCALE1:100

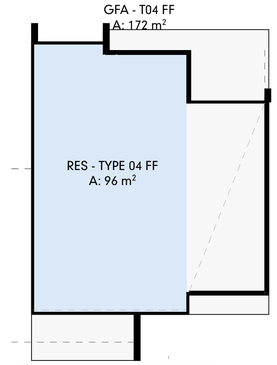
ELEVATION C 4
SCALE1:100



ELEVATION D 6
SCALE1:100



TYPE 4 GROUND 7
SCALE1:150



TYPE 4 FIRST 8
SCALE1:150

RevID	ChID	CHANGE DESCRIPTION	DATE
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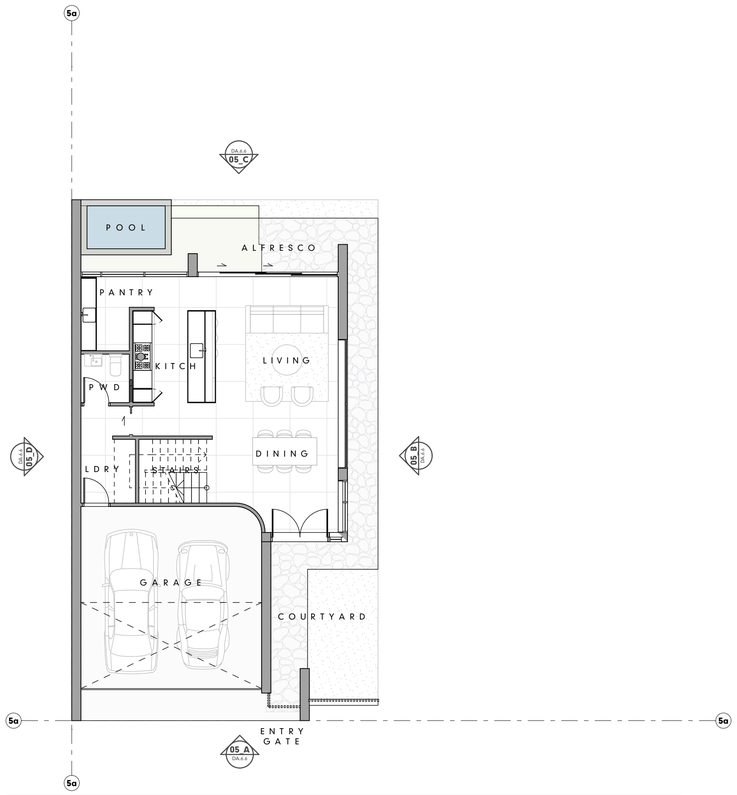
CLIENT
DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD

CLIENT SIGN OFF | SIGNATURE | DATE

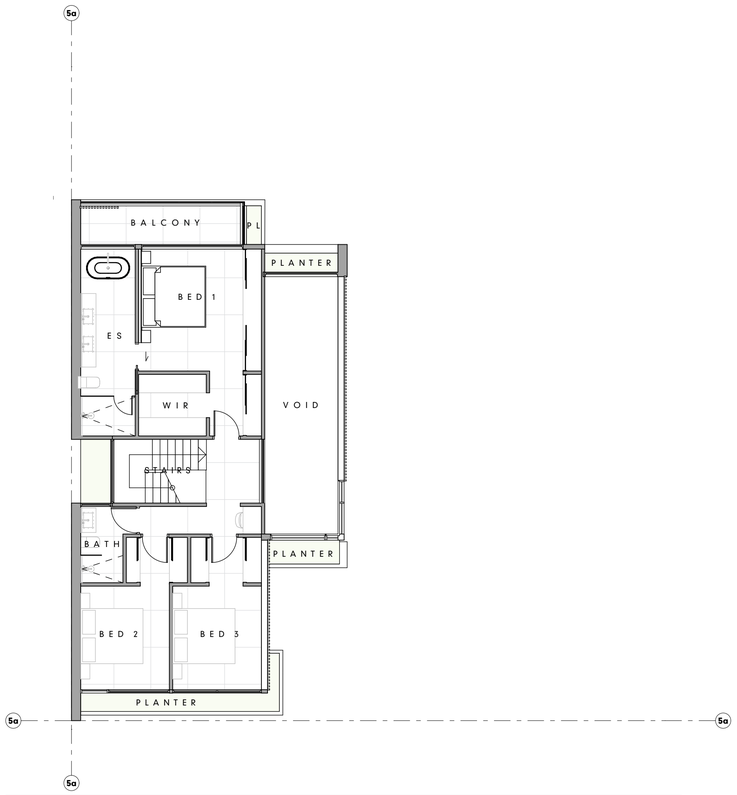
SCALE: REFER DRAWING | DRAWN: JR | CHECKED: G.H.
SHEET SIZE: A1 | DRAWING STATUS: DEVELOPMENT APPLICATION

TITLE
RESIDENCES -
RESIDENCE TYPE 04

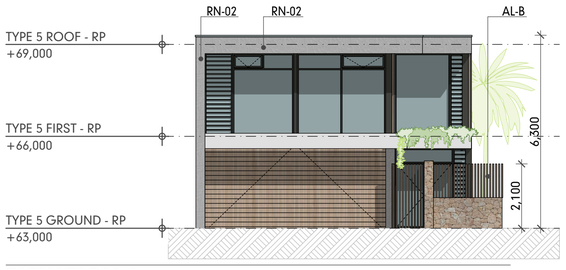
PROJECT NUMBER	LEVEL / LOCATION	ROLE	DRAWING NO.	STATUS	DATE	REVISION
GU-PD2		A	DA.6.5	DA	12/5/2023	01



TYPE 5 GROUND - RP 1
SCALE1:100

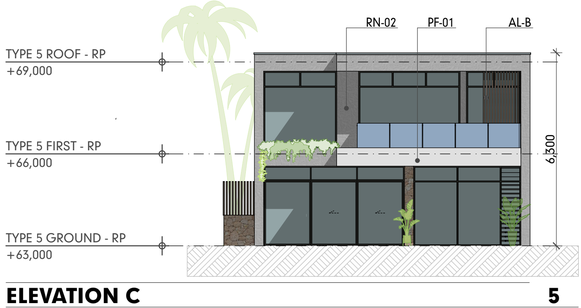


TYPE 5 FIRST - RP 2
SCALE1:100

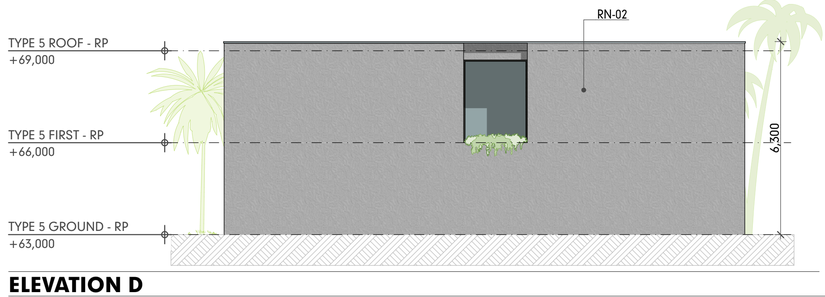


ELEVATION A 3
SCALE1:100

ELEVATION B 4
SCALE1:100



ELEVATION C 5
SCALE1:100

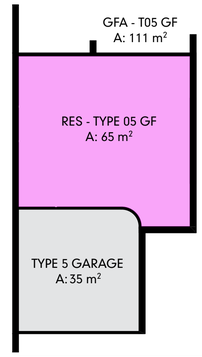


ELEVATION D 6
SCALE1:100

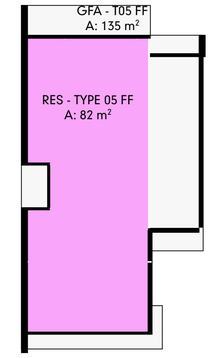
3 BEDROOM
LEVEL 01 SITING
3.5 BATH

LEVEL 00
INTERNAL: 65M2

LEVEL 01
INTERNAL 82M2



TYPE 5 GROUND - RP 7
SCALE1:150



TYPE 5 FIRST - RP 8
SCALE1:150

RevID	ChID	CHANGE DESCRIPTION	DATE
01			12/5/2023

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PROJECT
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CLIENT
DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD

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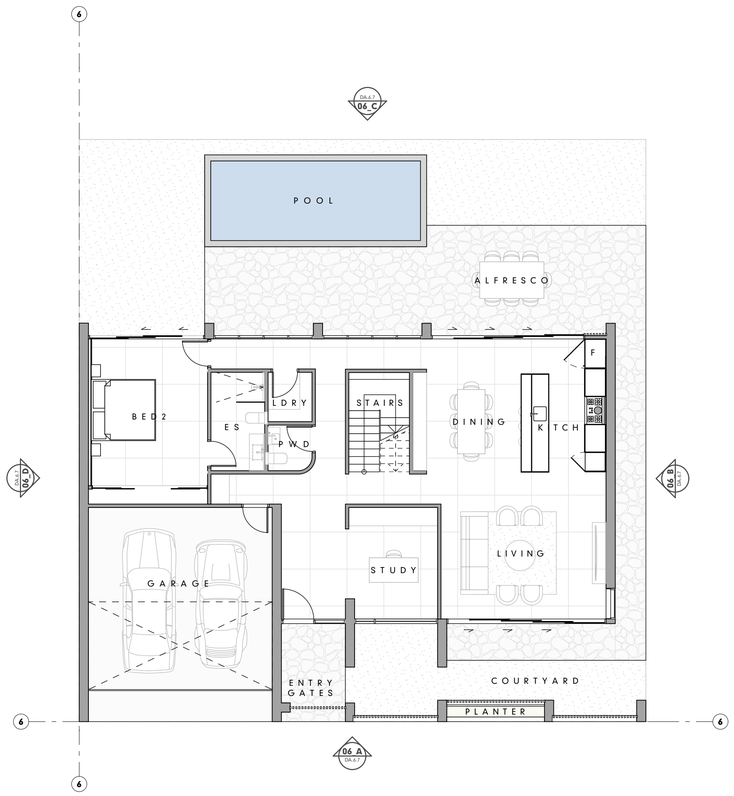
SCALE: REFER DRAWING | DRAWN: JR | CHECKED: G.H.
SHEET SIZE: A1 | DRAWING STATUS: DEVELOPMENT APPLICATION

TITLE
RESIDENCES -
RESIDENCE TYPE 05

PROJECT NUMBER	LEVEL / LOCATION	ROLE	DRAWING NO.	STATUS	DATE	REVISION
GU-PD2		A	DA.6.6	DA	12/5/2023	01



TYPE 6 GROUND 1

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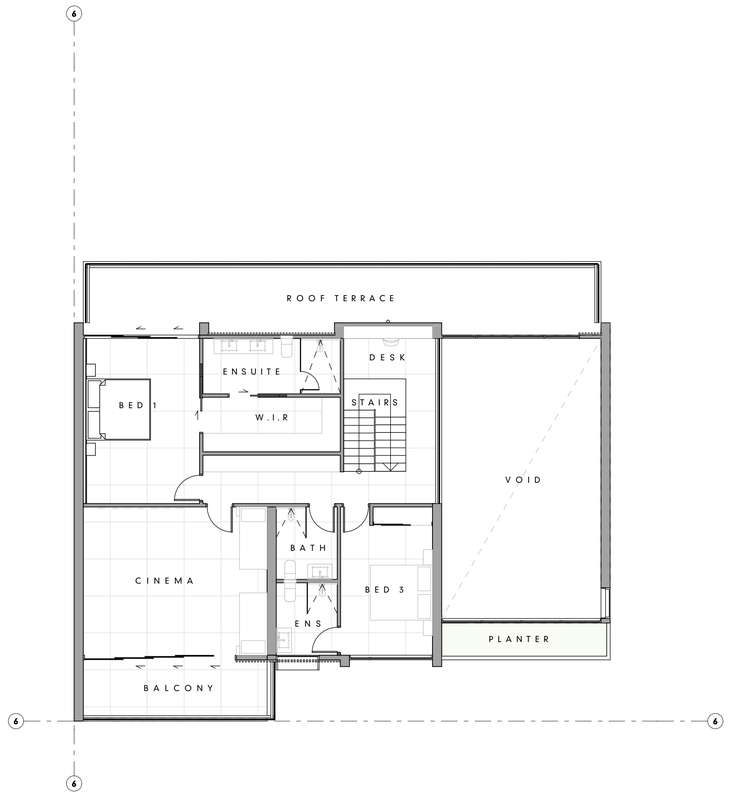


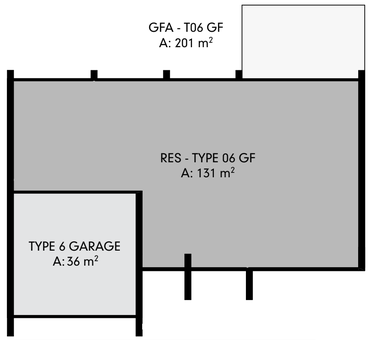
TYPE 6 FIRST 2

SCALE1:100

3 BEDROOM
LEVEL 01 SITING
STUDY
3.5 BATH

LEVEL 00
INTERNAL: 131M2

LEVEL 01
INTERNAL 119M2



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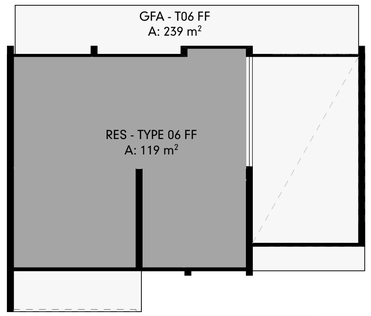
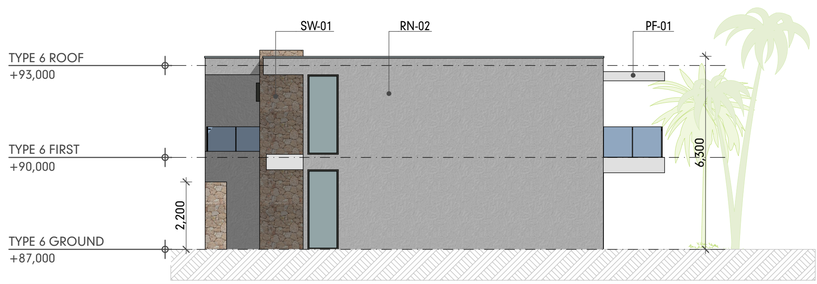


TYPE 6 FIRST 8

SCALE1:150

ELEVATION A 3

SCALE1:100

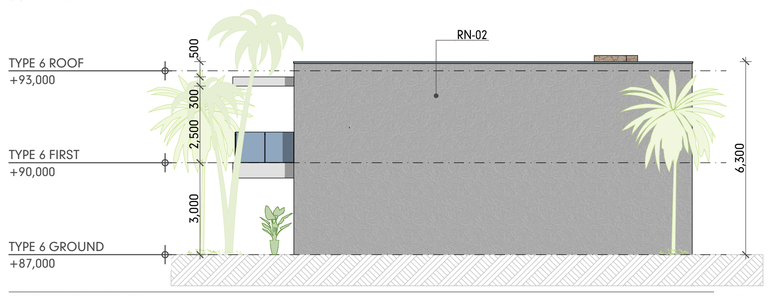


ELEVATION B 5

SCALE1:100

ELEVATION C 4

SCALE1:100



ELEVATION D 6

SCALE1:100

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PROJECT NUMBER: GU-PD2
LEVEL / LOCATION:
ROLE: A

SCALE: REFER DRAWING
DRAWN: JR
CHECKED: G.H.
SHEET SIZE: A1
DRAWING STATUS: DEVELOPMENT APPLICATION

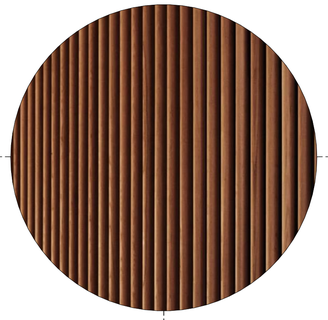
TITLE
RESIDENCES -
RESIDENCE TYPE 06

DRAWING NO.	STATUS	DATE	REVISION
DA.6.7	DA	12/5/2023	01

FINISHES

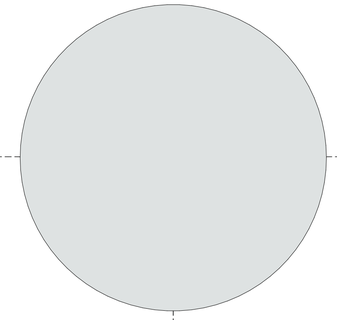
ST01 STONE CLADDING

AL-B ALUMINIUM BATTENS



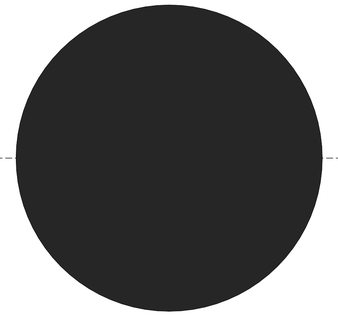
RN-01 RENDER

GLASS BAULSTRADE



RN-02 RENDER - LIGHT

POWDERCOAT



CONCRETE RAW

COBBLESTONE LIGHT

COBBLESTONE DARK

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TITLE
SCHEDULES - MATERIALS

SCALE	DRAWN	CHECKED
REFER DRAWING	JR	G.H.

SHEET SIZE	DRAWING STATUS
A1	DEVELOPMENT APPLICATION

PROJECT NUMBER	LEVEL / LOCATION	ROLE	DRAWING NO.	STATUS	DATE	REVISION
GU-PD2		A	DA.7.1	DA	12/5/2023	01

SITE AREAS & PERCENTAGES

AREA	LVL	AREA	AREA TOTAL	%	TOTAL
GARDEN AREAS					
	L00	150		0.58	
	L00	188		0.72	
	L00	197		0.76	
	L00	241		0.93	
	L00	393		1.51	
	L00	420		1.62	
	L00	696		2.68	
	L00	712		2.74	
	L00	718		2.76	
	L00	1,330	4703	5.12	18.12%
GBA - GROSS BUILDING AREA (BUILDING OUTLINE)					
	L00	469		2.71	
	L00	565		2.73	
	L00	779		3.22	
	L00	817		3.94	
	L00	1,212		4.38	
	L00	1,020		4.92	
	L00	403		5.83	
	L00	1,003		7.26	
	L00	3,981	10249	15.33	39.47%
PARKLAND					
	L00	2		0.01	
	L00	7		0.03	
	L00	8		0.03	
	L00	8		0.03	
	L00	8		0.03	
	L00	17		0.03	
	L00	11		0.04	
	L00	14		0.05	
	L00	19		0.07	
	L00	23		0.09	
	L00	24		0.09	
	L00	2,214	4320	9.30	16.67%
	L00	208		0.80	
	L00	399		1.54	
	L00	1,060		4.08	
ROADS					
	L00	133		0.51	
	L00	3,361	3497	12.94	13.47%
WATER BODIES					
	L00	325		1.25	
	L00	631		2.43	
	L00	2,178	3163	8.39	12.18%
		25,945 m²			

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PROJECT NUMBER	LEVEL / LOCATION	ROLE
GU-PD2		A

SCALE	DRAWN	CHECKED
REFER DRAWING	JR	G.H.

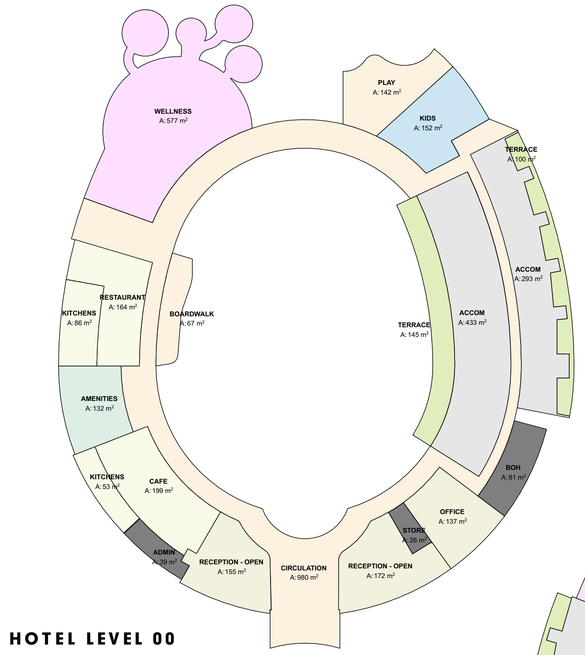
SHEET SIZE	DRAWING STATUS
A1	DEVELOPMENT APPLICATION

TITLE
SCHEDULES - AREA SCHEDULE

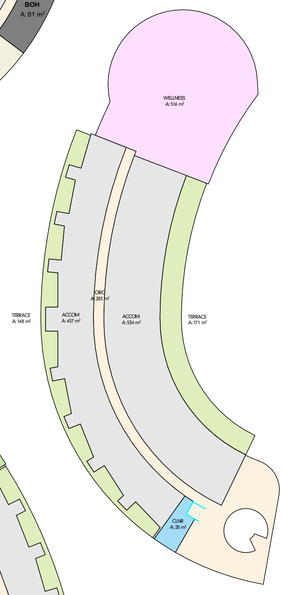
DRAWING NO.	STATUS	DATE	REVISION
DA.7.2	DA	12/5/2023	01

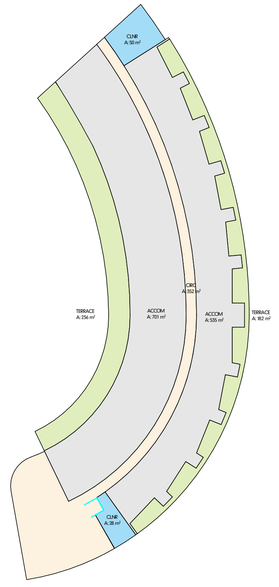
GROSS FLOOR AREA

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

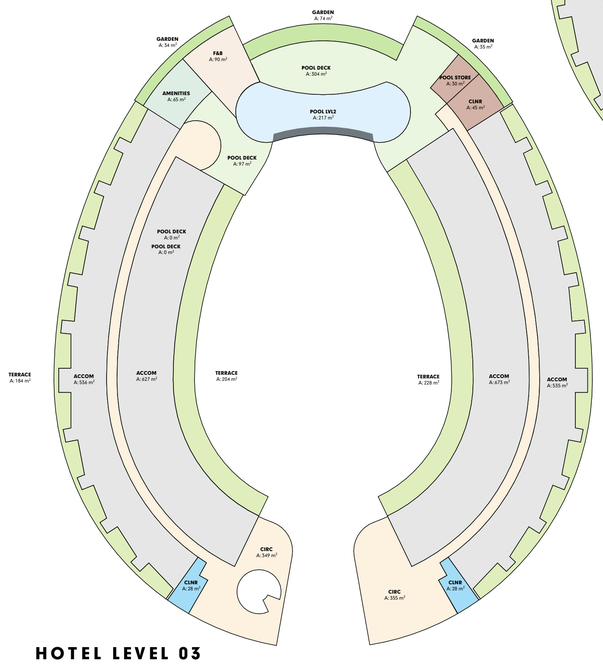


HOTEL LEVEL 00





HOTEL LEVEL 02



HOTEL LEVEL 03

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	

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
			2,990 m²	**89**

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
			2,694 m²	**96**

LVL02 INTERNAL AREAS

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GU-PD2		A

SCALE	DRAWN	CHECKED
REFER DRAWING	JR	G.H.

SHEET SIZE	DRAWING STATUS
A1	DEVELOPMENT APPLICATION

TITLE
SCHEDULES - GFA SCHEDULE

DRAWING NO.	STATUS	DATE	REVISION
DA.7.3	DA	12/5/2023	01

The Davidson

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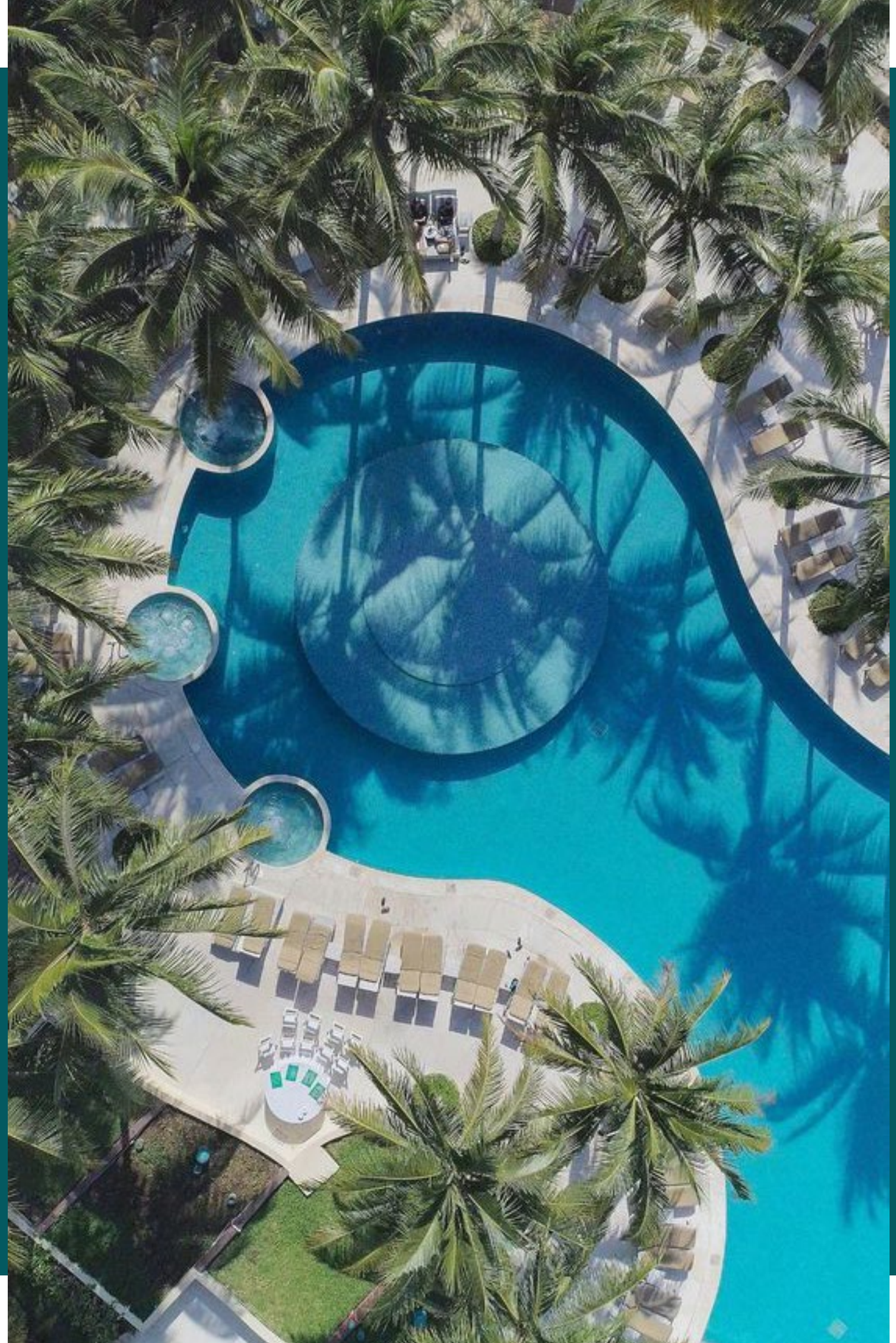
contents



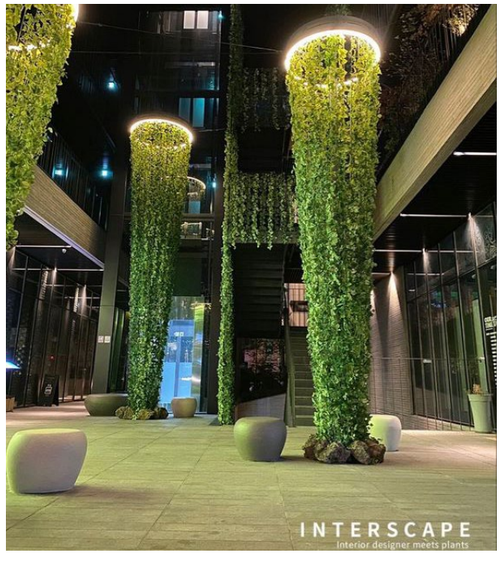
context

Context Plan

scale	dwg no.	revision
NTS	2220-SD-3	01

character

arrival/ port cochere

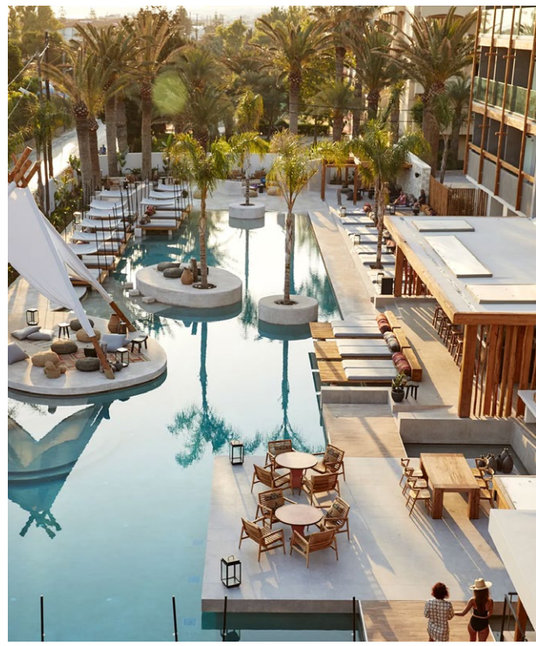


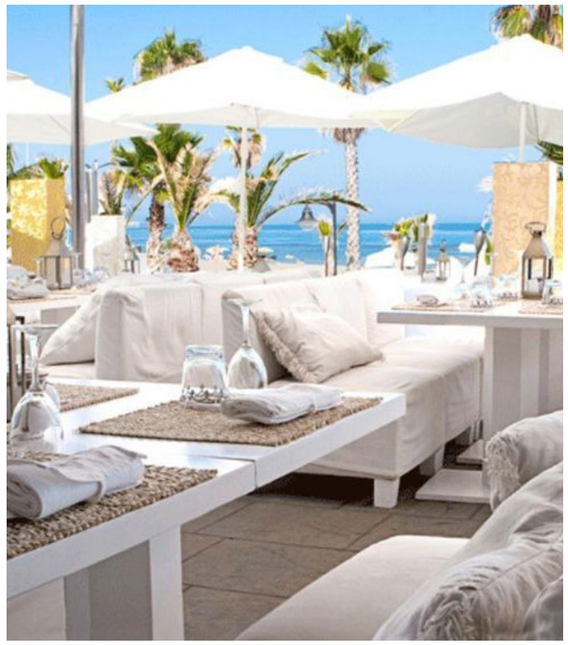
Proposed Character Images - Arrival/ Port Cochere

dwg no. 2220-SD-5

revision 01

beach club



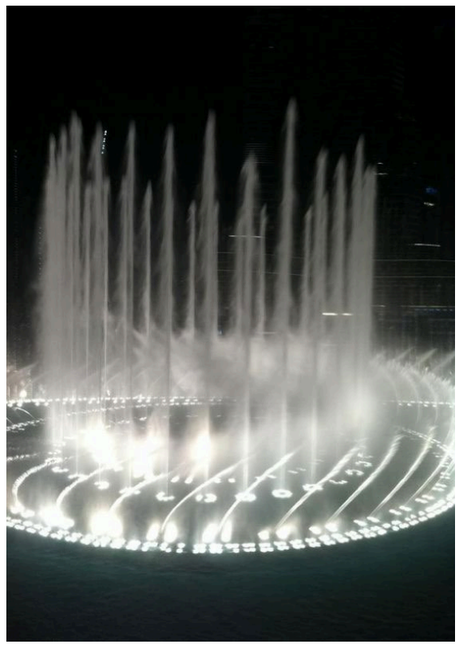


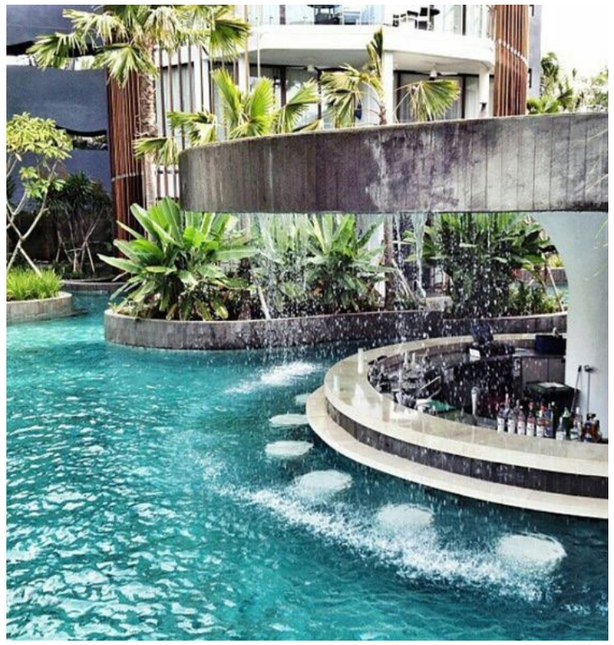
Proposed Character Images - Beach Club

dwg no.
2220-SD-6

revision
01

central lagoon





Proposed Character Images - Central Lagoon

dwg no.
2220-SD-7

revision
01

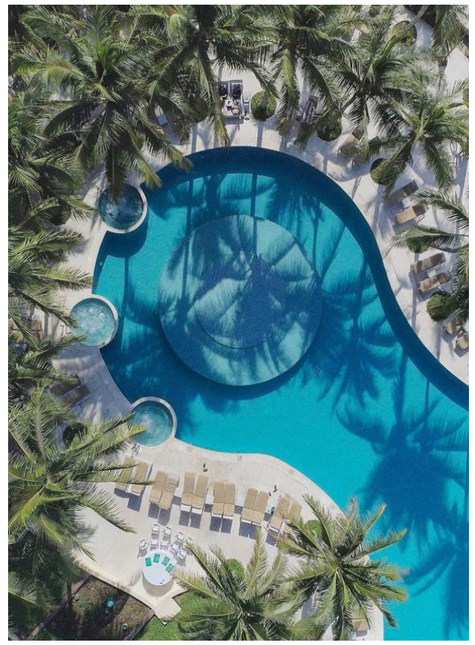
central lagoon

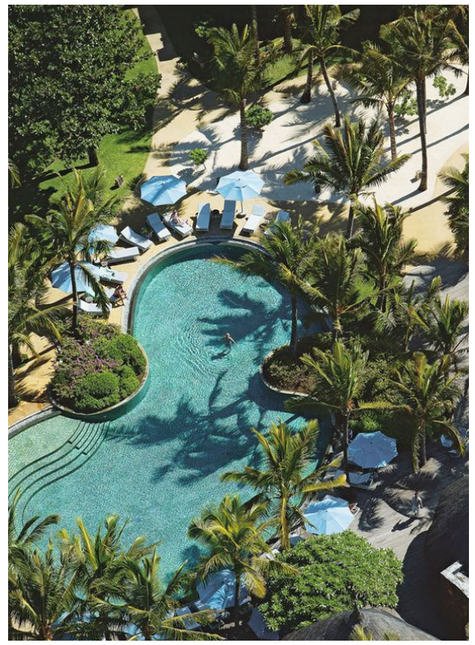
Proposed Character Images - Central Lagoon

dwg no.
2220-SD-8

revision
01

kids pool





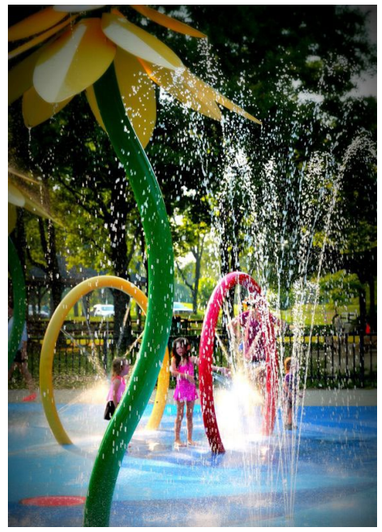
Proposed Character Images - Kids Pool

dwg no.
2220-SD-9

revision
01

kids pool







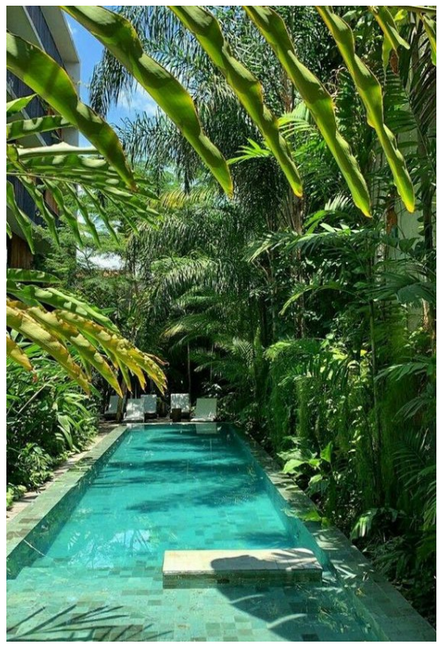


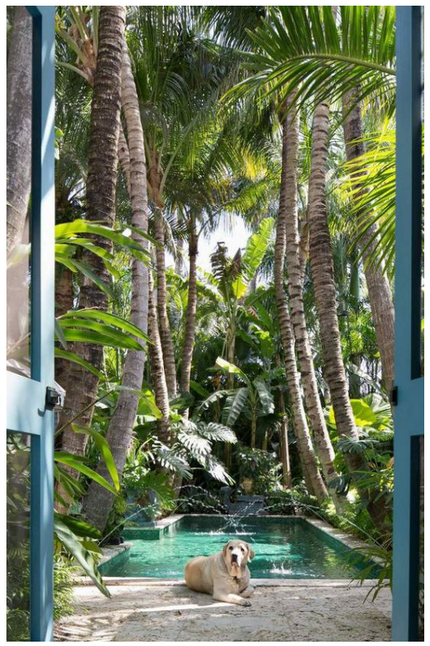

Proposed Character Images - Kids Pool

dwg no. 2220-SD-10

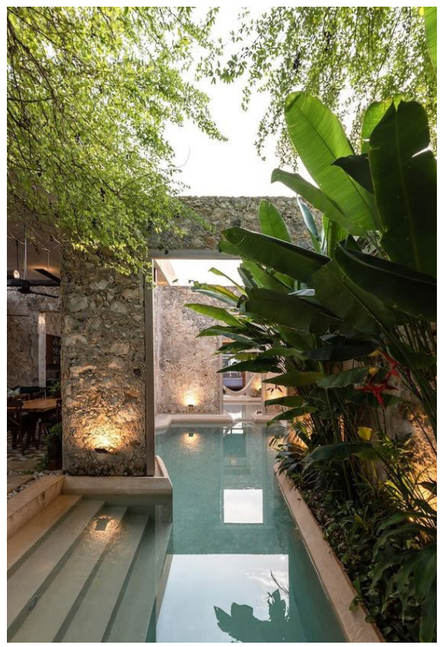
revision 01

private homes








Proposed Character Images - Private Homes

dwg no.
2220-SD-11

revision
01

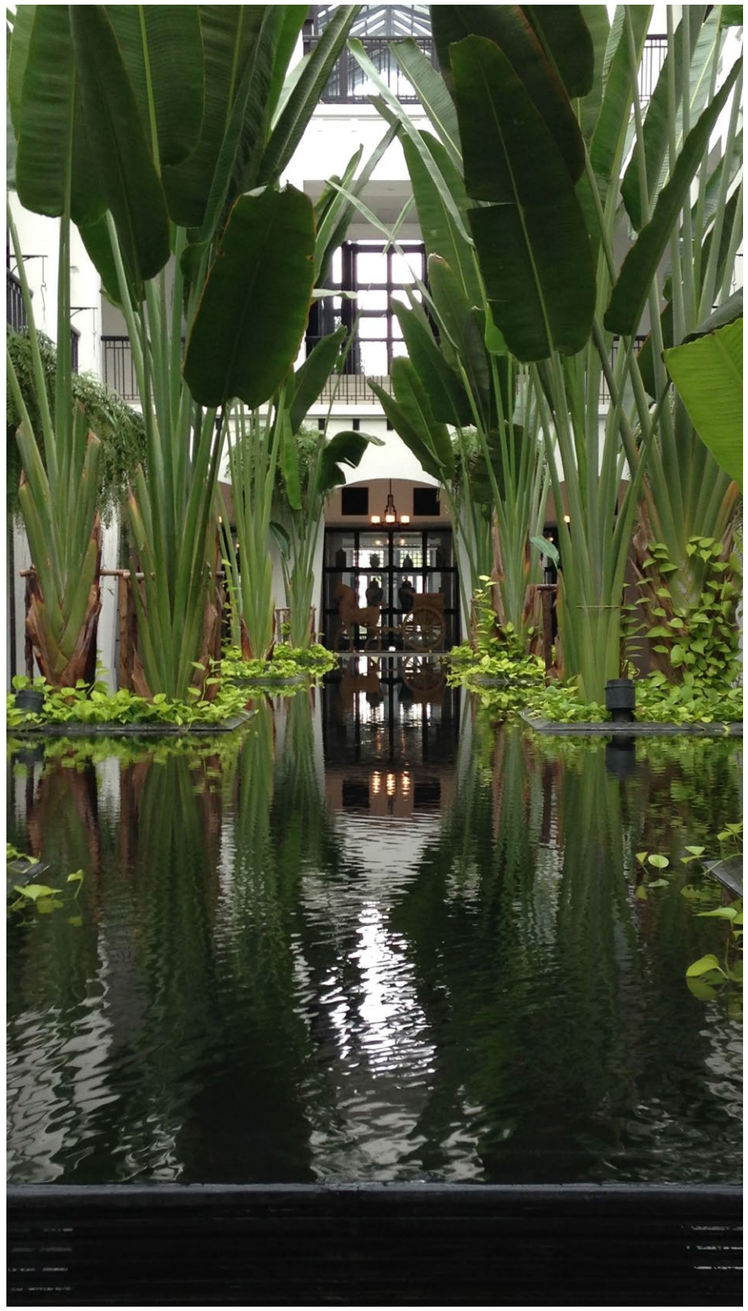
waterfall

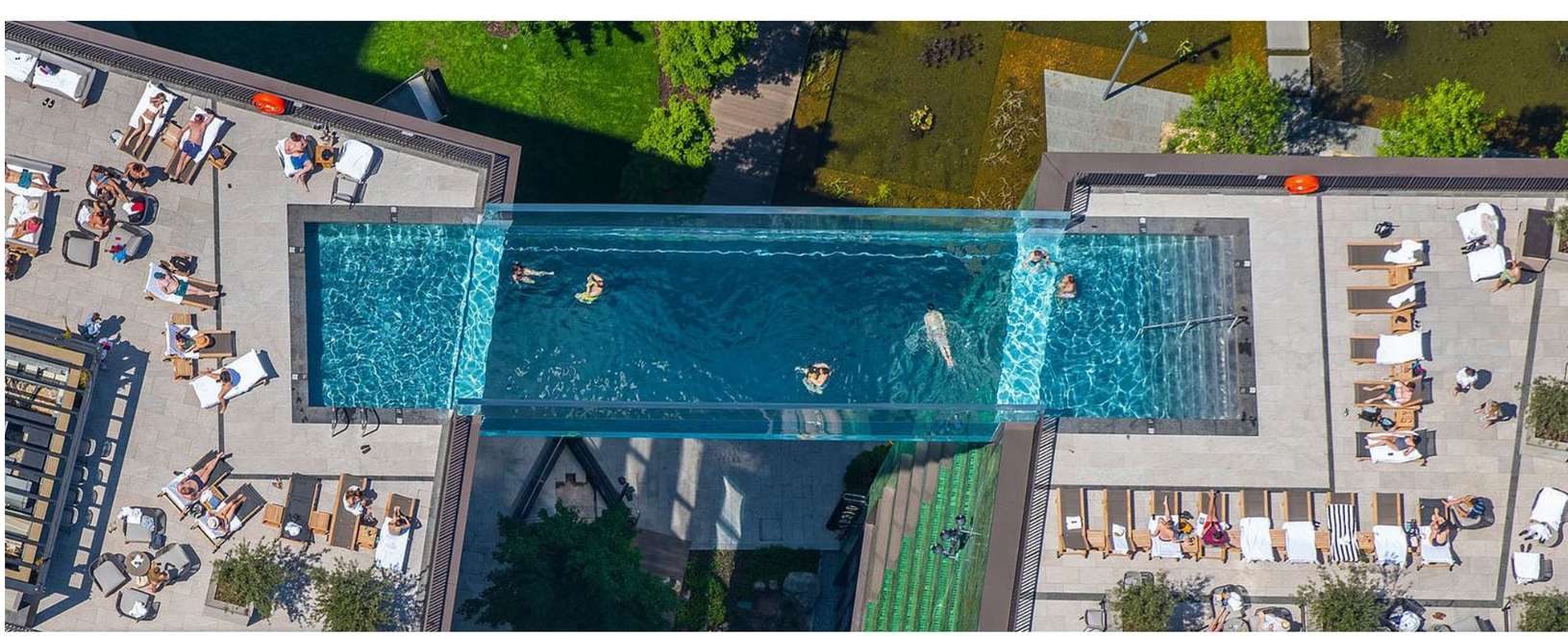
Proposed Character Images - Waterfall

dwg no.
2220-SD-12

revision
01

level 2 pool



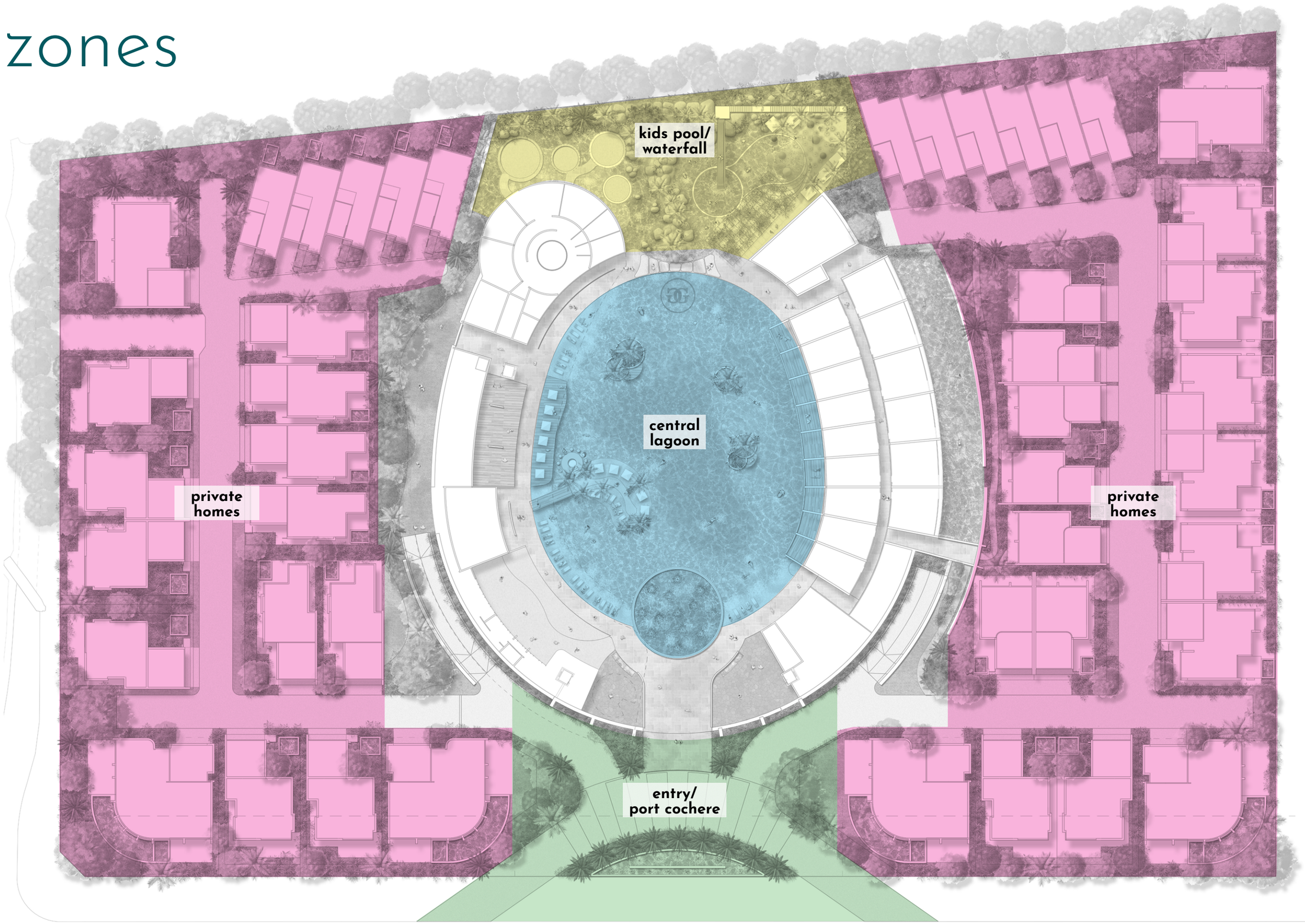


Proposed Character Images - Level 2 Pool

dwg no.
2220-SD-13

revision
01

zones

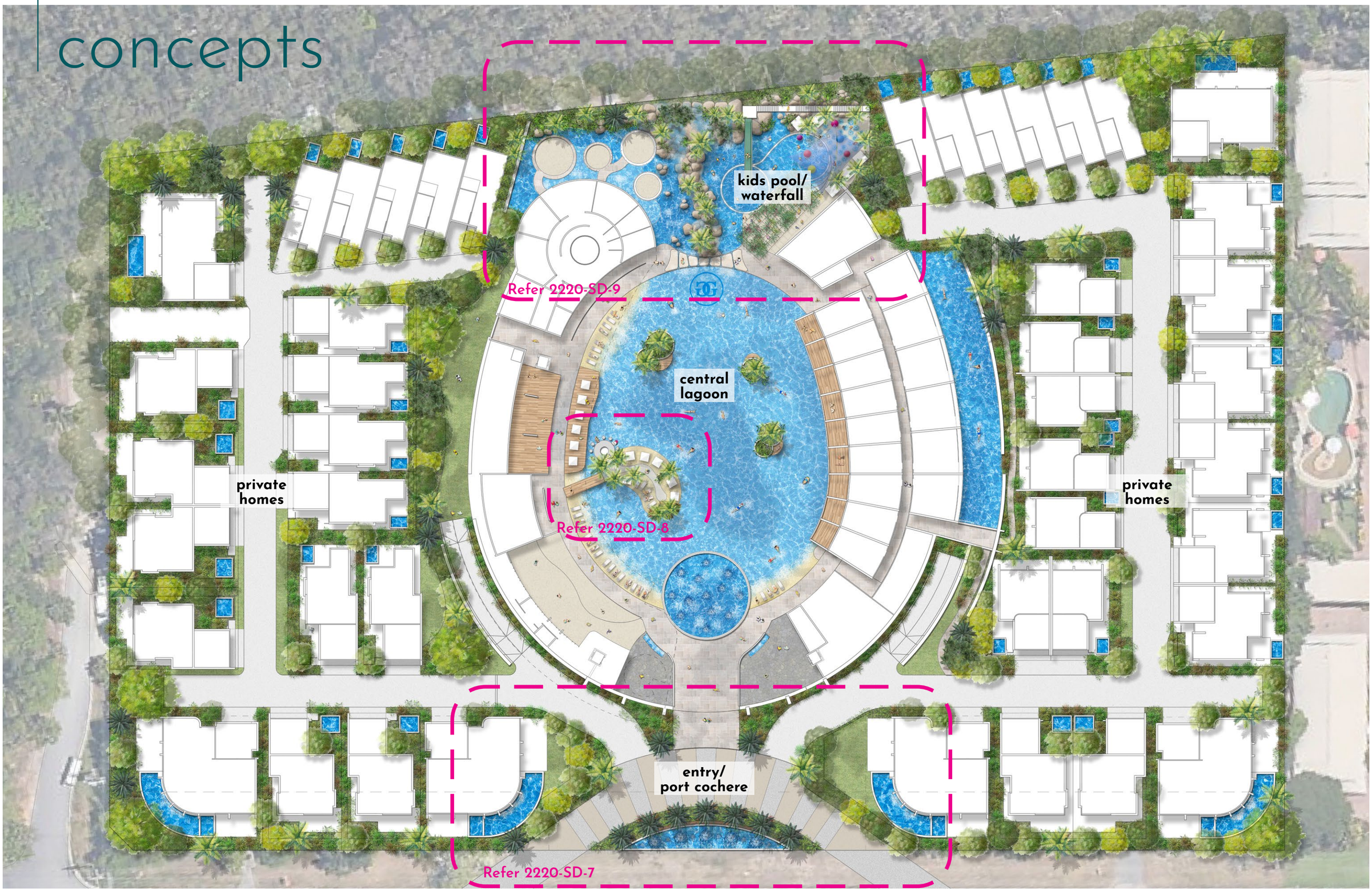


Zone Plan

scale	dwg no.	revision
1:600@A3	2220-SD-14	01

concepts

concepts



Landscape Concept Plan - Ground Level

scale	dwg no.	revision
1:600@A3	2220-SD-16	01

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

Detailed Concept Plan - Entry/ Port Cochere

scale 1:300@A3

dwg no. 2220-SD-17

revision 01

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

Detailed Concept Plan - Lagoon Island

scale	dwg no.	revision
1:150@A3	2220-SD-18	01

concepts

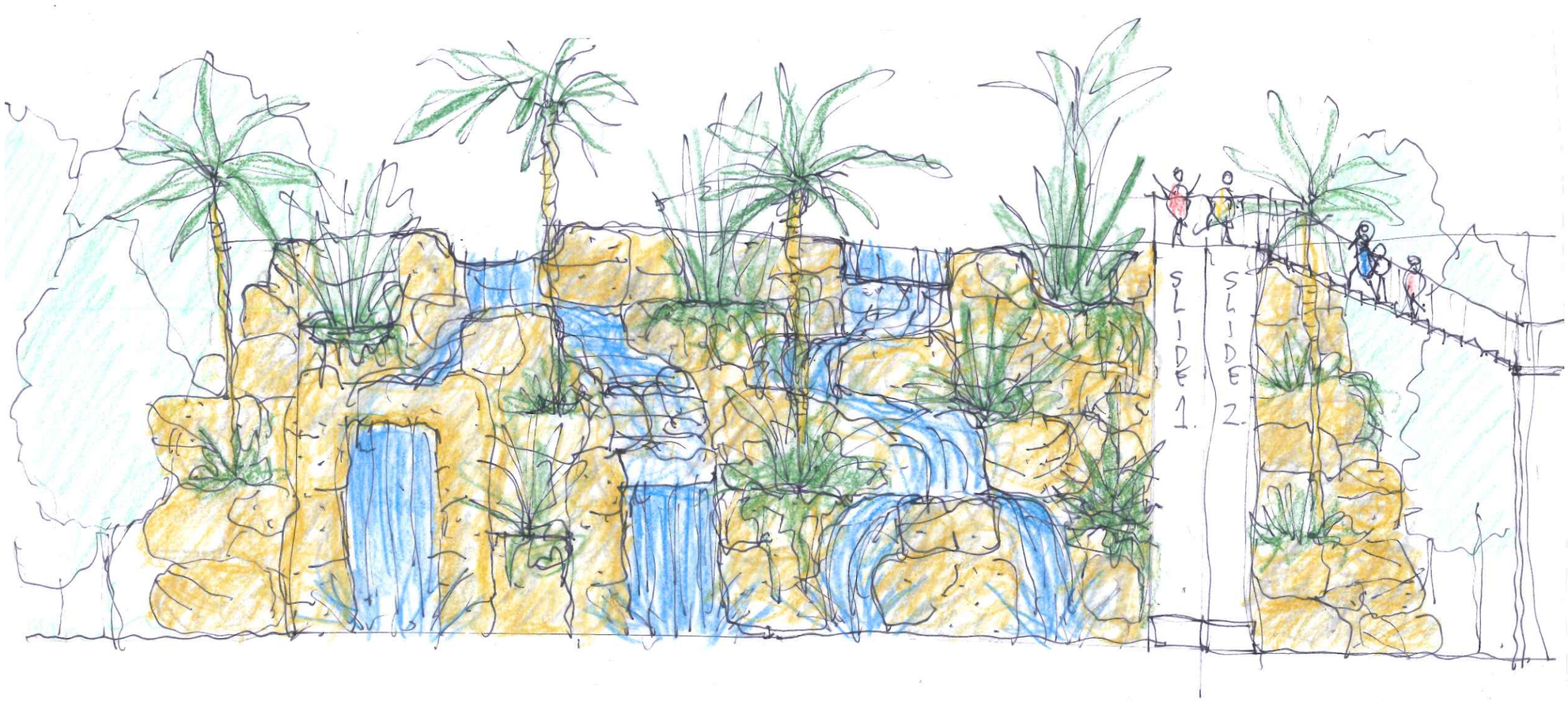
LEGEND

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

Detailed Concept Plan - Kids Pool/ Waterfall

scale	dwg no.	revision
1:200@A3	2220-SD-19	01

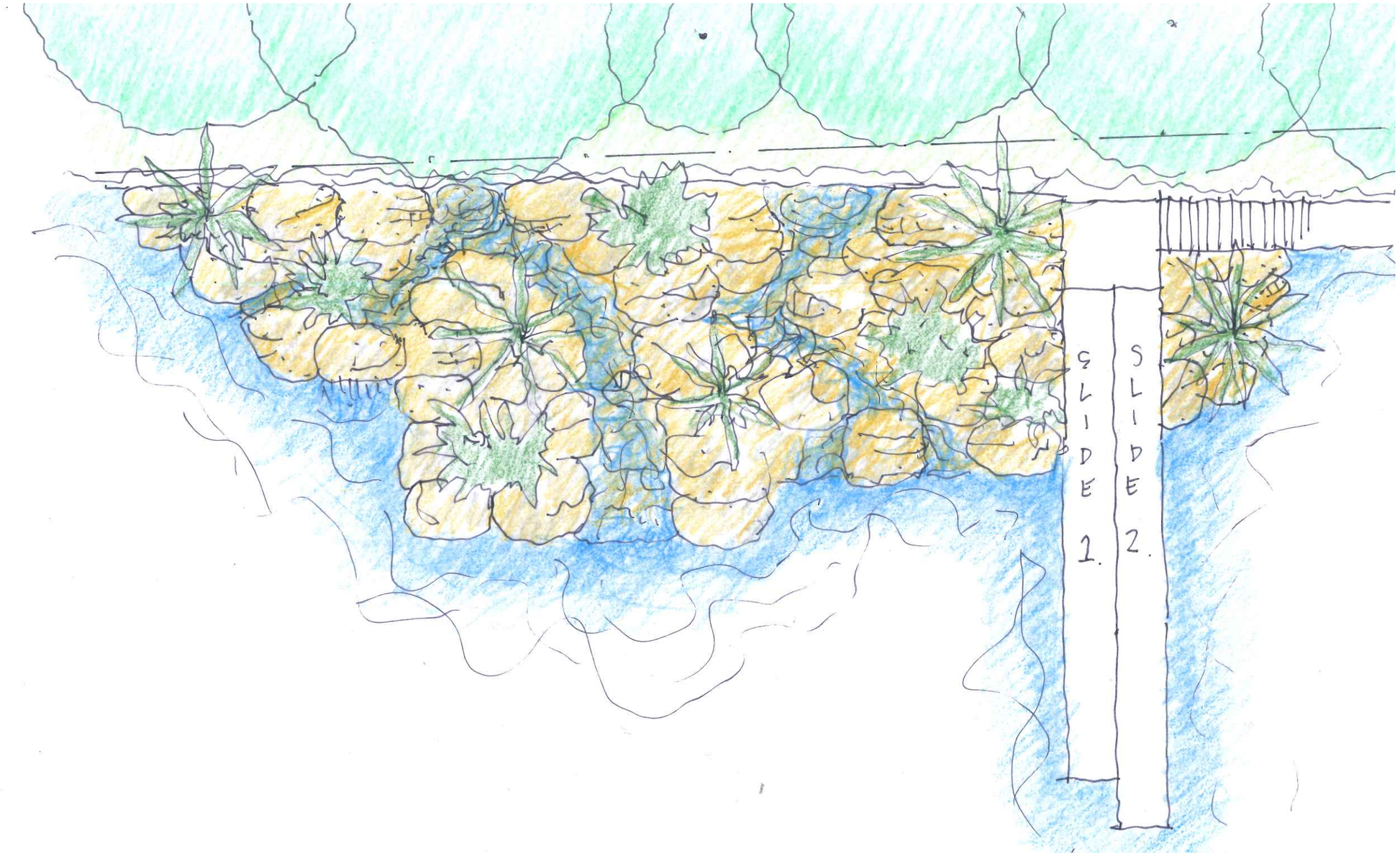
concepts



Landscape Concept Plan - Waterfall Elevation

scale	dwg no.	revision
1:100@A3	2220-SD-20	01

concepts



Landscape Concept Plan - Waterfall Plan

scale	dwg no.	revision
1:100@A3	2220-SD-21	01

plant palette

trees




















Proposed Plant Palette - Trees

dwg no.
2220-SD-23

revision
01

palms & ferns

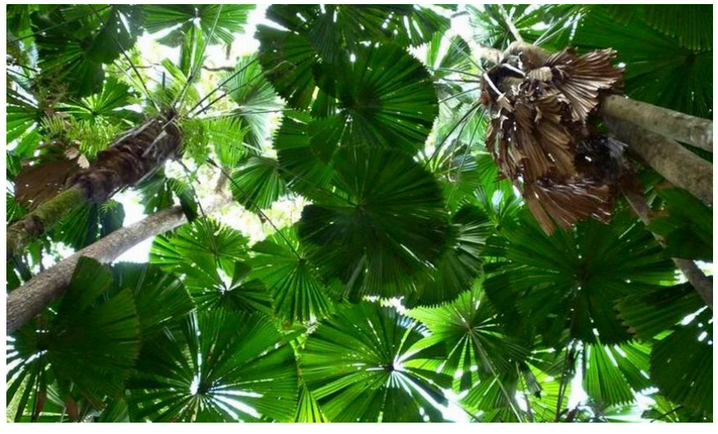












Proposed Plant Palette - Palms & Ferns

dwg no. 2220-SD-24

revision 01

shrubs


















Proposed Plant Palette - Shrubs

dwg no.
2220-SD-25

revision
01

groundcovers & climbers












Proposed Plant Palette - Groundcovers & Climbers

dwg no. 2220-SD-26

revision 01

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	SYZYGIUM 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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Document Register & Transmittal

Project Port Douglas by Gurner

Project No 2220

Date of Issue

day	17
month	04
year	23

Document Number	Document Title	Revision or Issue Number
2220-SD-0 - 2220-SD-26	Landscape Concept Report	01

Distribution List

Contact Name	Company	Number of Copies Issued
Brooke Formosa	Gurner Group	01
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Andrae Seredenko

Associate Director / Director / PIC Review
Andrae Seredenko

Principal Authorisation
Andrae Seredenko

Document Size/s A3

Media Type/s PB

PB - paper print - b&w **CD** - cd / dvd disc **ED** - electronic - data
PC - paper print- colour **EW** - electronic - web **EP** - electronic - pdf

Issued For 6.

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LANDSCAPE ARCHITECTURE AND URBAN DESIGN

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Attachment 4

Planning Report

KELLY REASTON

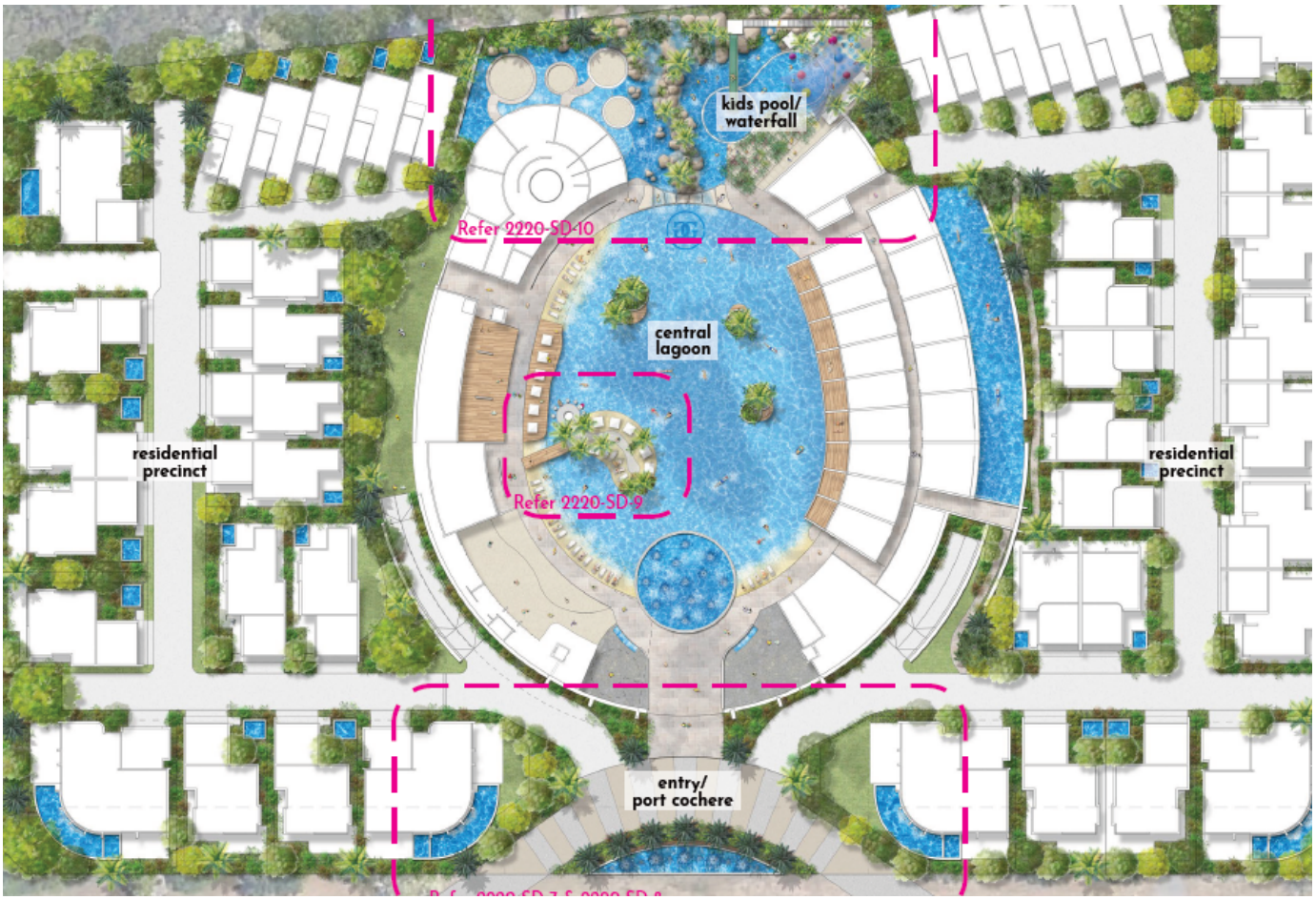
kr

DEVELOPMENT & PROPERTY SERVICES

KELLY REASTON DEVELOPMENT & PROPERTY SERVICES

PLANNING REPORT

APRIL 2023



Combined application Material Change of Use for Short Term Accommodation, Multiple Dwellings, Food and Drink Outlet and Reconfiguring a Lot

97- 113 Davidson Street, Port Douglas

PREPARED FOR

DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD

KELLY REASTON
DEVELOPMENT & PROPERTY SERVICES

Contact

Kelly Reaston	Director	kelly@kellyreaston.com.au

This document has been prepared and reviewed by:

Kelly Reaston	**Bruce Gardiner**

This report has been prepared relying on information that was current at the time of preparation. The material within this report has been prepared for our client and is for the purpose of statutory assessment by the relevant Local Authority.

The material should not be relied upon by any third parties or for any other purpose outside the intended scope without consulting the authors.

VERSION NO.	DATE:	REVIEWED BY:	APPROVED BY:
1	15 May 2023	Kelly Reaston	
2			

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CONTENTS

1. EXECUTIVE SUMMARY

The Port Douglas Daintree Destination Tourism Plan 2025 recently identified a lack of 4 and 5 star accommodation options as being a key constraint to the growth of tourism in the Shire. The plan further highlights that COVID-era consumers have an acute awareness of all things health and wellbeing and have come to expect experiences that respond in kind. The Davidson by GURNER™ represents a timely response to these issues from a collective of the best minds in design, delivery and operation, who 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. 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, GURNER™ properties exude warmth and elegance in equal measure and create true comfort in enviable locations.

The application seeks approval for the following over land situated at 97, 107, 109-111 and 113 Davidson Street, described as Lots 1 and 2 on RP723702 and Lots 3 and 4 on RP909815 (the site):

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" (44 villas); and
3. Development Permit for Reconfiguring a Lot (4 Lots into 45 Community Title Lots + Common Property).

The titles comprising the development site currently host backpacker accommodation (Dougie's Backpackers) and a caravan park (Pandanus Tourist Park) and under the Douglas Shire Planning Scheme 2018 (V1) the site is located in the Tourist Accommodation Zone. The site has a combined area of 2.59 ha and is located approximately 1.4km from Macrossan Street and approximately 4km from the Captain Cook Highway on the western side of Port Douglas Road. The site was selected as it was large enough to support the scale of development required for a premium tourism offering whilst being highly visible from Port Douglas Road and conveniently located with respect to Macrossan Street, the iconic Four Mile Beach and the Crystalbrook Superyacht Marina.

In compiling this application package, Davidson Street Port Douglas Developments Pty Ltd (the Applicant) engaged a specialist team of engineers, architects, and environmental scientists to prepare the following plans and reports:

- Architectural and Landscaping Plans (Hunt Design / AS Design – **Attachment 3**)
- Engineering Assessment Report (Applin Consulting – **Attachment 5**)
- Traffic Impact Assessment (GHD – **Attachment 6**)
- Geotechnical Report (GEO Design – **Attachment 7**)
- Flood Study (JBP Engineers and Scientists - **Attachment 8**)
- Hydraulic Design Report (H2O Consultants – **Attachment 9**)
- Electrical Report (Hopkins Consulting Engineers – **Attachment 10**)

Whilst some of the issues addressed by the reporting may be subject to further investigation and detailed design at the operational works phase of the project, the application package substantially demonstrates that the development can be efficiently serviced by the existing network of trunk infrastructure without compromising Council's desired standards of service and without impacting upon local amenity or environmental values.

As the proposal is code assessable and supported by relevant assessment benchmarks of the Douglas Shire Planning Scheme 2018 (V1), Council is able to readily approve the proposal, subject to reasonable and relevant conditions.

2. APPLICATION DETAILS

2.1 Application Summary

Table 1: Application Summary

Approval Sought	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" (44 villas); and 3. Development Permit for Reconfiguring a Lot (4 Lots into 45 Community Title Lots + Common Property).
Applicant	Davidson Street Port Douglas Developments Pty Ltd
Assessment Details	
Assessment Manager	Douglas Shire Council
Development Category	Assessable development
Assessment level	Code assessable
Public Notification	N/A
Relevant State Planning Instruments	
Legislation	*Planning Act 2016* (Qld)
Planning Policy	State Planning Policy (July 2017)
Relevant Local Planning Instruments	
Planning Scheme	Douglas Shire Planning Scheme 2018 (V1)
Local Plan	Port Douglas/Craiglie (Port Douglas/Craiglie Local Plan Code)
Local Plan Precinct	N/A
Zone:	Tourist Accommodation
Zone Precinct	N/A
Overlays	8.2.1 - Acid sulfate soils overlay code 8.2.3 - Coastal environment overlay code 8.2.4 - Flood and storm tide hazard overlay code 8.2.6 - Landscape values overlay code 8.2.10 - Transport network overlay code
Development Codes	6.2.1.4 - Tourist accommodation zone code 7.2.4 – Port Douglas/Craiglie local plan code 9.3.3 - Centre activities code

	9.3.13 - Multiple dwelling, short term accommodation code & retirement facility code 9.4.1 - Access, parking and servicing code 9.4.3 - Environmental performance code 9.4.4 - Filling and excavation code 9.4.5 - Infrastructure works code 9.4.6 - Landscaping code 9.4.7 - Reconfiguration of a lot code 9.4.9 - Vegetation management code
Referral Triggers	1. *Planning Regulation 2017*, Schedule 10, Part 9, Division 2, Table 1 - Reconfiguring a lot subject to an easement or near a substation site. 2. *Planning Regulation 2017*, Schedule 10, Part 9, Division 2, Table 2 - Material change of use of premises near a substation site or subject to an easement. 3. *Planning Regulation 2017*, Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Aspect of development stated in schedule 20. 4. *Planning Regulation 2017*, Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 – Reconfiguring a lot near a State transport corridor. 5. *Planning Regulation 2017*, Schedule 10, Part 9, Division 4, Subdivision 2, Table 3 – Reconfiguring a lot near a State-controlled road intersection. 6. *Planning Regulation 2017*, Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material change of use of a premises near a State transport corridor or that is a future State transport corridor.

2.2 Supporting Documentation

Table 2: Supporting Documentation

Document	Company	Reference	Issue	Date
Planning Report	KRDPS	Gurner	1	12/05/23
Architectural Report	Hunt Design	HD ARCH REPORT_GURNER PD02	-	28/04/23
Engineering Assessment Report	Applin Consulting	23001 PORT DOUGLAS BY GURNER	-	08/05/23
Traffic Impact Assessment	GHD	12601184	2	02/05/23
Geotechnical Investigation	GEO Design	23003AA-D-R01	2	05/05/23

Hydraulic Report (Flood Study)	JBP Scientists and Engineers	2023S0094-JBAP-00-00-RP-C-0001-S0-P01.03	-	24/04/23
Hydraulic Design Report	H20 Consultants	23008	B	20/04/23
Electrical DA Report	Hopkins Consulting Engineers	J000144-ME-DA-RPT-DAVIDSON	C	24/04/23

2.3 Plans of Development

Table 3: Plans of Development

Drawing	Company	Drawing No.	Issue	Date
Cover	Hunt Design	DA.1	01	12/05/2023
Location and Aerial Image	Hunt Design	DA.2.1	01	12/05/2023
Survey	Hunt Design	DA.2.2	01	12/05/2023
Tree Survey	Hunt Design	DA.2.3	01	12/05/2023
Site Images	Hunt Design	DA.2.4	01	12/05/2023
Existing Conditions	Hunt Design	DA.3.1	01	12/05/2023
Site Plan – Ground	Hunt Design	DA.3.2	01	12/05/2023
Site Area Usage	Hunt Design	DA.3.3	01	12/05/2023
Site Setbacks	Hunt Design	DA.3.4	01	12/05/2023
Allotment Plan	Hunt Design	DA.3.5	01	12/05/2023
Hotel Basement	Hunt Design	DA.3.6	01	12/05/2023
Hotel LVL 00	Hunt Design	DA.3.7	01	12/05/2023
Hotel LVL 01	Hunt Design	DA.3.8	01	12/05/2023
Hotel LVL 02	Hunt Design	DA.3.9	01	12/05/2023
Hotel Rooms	Hunt Design	DA.3.10	01	12/05/2023
Elevations	Hunt Design	DA.4.1	01	12/05/2023
Streetscape Elevations	Hunt Design	DA.4.2	01	12/05/2023
Section	Hunt Design	DA.5.1	01	12/05/2023
Residence Type 00	Hunt Design	DA.6.1	01	12/05/2023
Residence Type 01	Hunt Design	DA.6.2	01	12/05/2023
Residence Type 02	Hunt Design	DA.6.3	01	12/05/2023
Residence Type 03	Hunt Design	DA.6.4	01	12/05/2023
Residence Type 04	Hunt Design	DA.6.5	01	12/05/2023
Residence Type 05	Hunt Design	DA.6.6	01	12/05/2023
Residence Type 06	Hunt Design	DA.6.7	01	12/05/2023
Materials	Hunt Design	DA.7.1	01	12/05/2023
Area Schedule	Hunt Design	DA.7.2	01	12/05/2023
GFA Schedule	Hunt Design	DA.7.3	01	12/05/2023
Landscape Plans	AS Design	2220-SD-3 - 2220-SD-27	01	12/05/2023

Plans of Development are provided as **Attachment 3.**

3. SITE AND SURROUNDS

3.1 Site Description

Table 4: Site Description

Registered Landowners	Pandanus Port Douglas Pty Ltd ACN 656 796 342
Site Location	97, 107, 109-111 and 113 Davidson Street Port Douglas QLD
Real Property Description	Lots 1 and 2 on RP723702 Lots 3 and 4 on RP909815
Site Area	Lot 1 on RP723702 – 9,131m^2 Lot 2 on RP723702 – 8,650m^2 Lot 3 on RP909815 – 6,703m^2 Lot 4 on RP909815 – 1,470m^2 Total combined – 2.59 Ha
Street Frontage (Approx.)	Lot 1 on RP723702 – 66m to Davidson Street, 66m to Railway Service Lane. Lot 2 on RP723702 – 67m to Davidson Street, 66m to Railway Service Lane. Lot 3 on RP909815 – 39m to Davidson Street, 63m to Crimmins Street, 67m to Railway Service Lane. Lot 4 on RP909815 – 52m to Crimmins Street, 30m to Davidson Street.
Tenure	Freehold
Easements/Encumbrances	Easement A on RP860992 – 18m^2 (Ergon pad-mounted transformer)
Local Government Authority	Douglas Shire Council

Figure 1a - Site Location (Source: Queensland Globe 2022)

Figure 1b - Site Location (Source: Queensland Globe 2022)

3.2 Site Analysis

Table 5: Site Analysis

Current Uses	Caravan Park / Tourist Accommodation (Backpackers)
Topography	The site is relatively flat, sloping gradually from east to west at less than 15% grade.
Waterways	There are no waterways traversing the site.
Vegetation	The site is clear of regulated native vegetation, only landscape plantings are present.
Landslip	The site is not subject to the Potential landslide hazard overlay code.
EMR/CLR	The site is not registered on either the EMR or CLR
Heritage Places	The site is not on, or adjacent to, a local or State heritage place.

3.3 Site Photos

Figure 2 – Davidson Street (Service Road) Crimmins Street intersection

Figure 3 – Shared cycle/pedestrian path between Davidson Street (Service Road) and Davidson Street

Figure 4 –Davidson Street (Service Road) Frontage

Figure 5 –Crimmins Street – formed road

Figure6 –Crimmins Street – unsealed section

3.4 Infrastructure and Services

Table 6: Infrastructure and Services

Access	The site has frontage to Davidson Street (east), Crimmins Street (south) and a Railway Service Lane (west). Davidson and Crimmins Streets are sealed, Council-controlled, roads albeit that Davidson Street falls within the boundaries of the State-controlled corridor. Crimmins Street is only partially constructed for approximately 60m from the Davidson Street intersection. The Railway Service Lane is an unformed road and is not captured by Council's road hierarchy. A one-way ingress/egress driveway is proposed to service the hotel's reception porte cochere with internal driveways facilitating access to the hotel carpark and villas. The ingress crossover would be located approximately 65m north of the Davidson Street-Crimmins Street intersection and the egress crossover approximately 130m from the intersection. The Crimmins Street seal is proposed to be extended by approximately 25m to facilitate a separate service vehicle access, to be located approximately 85m east of the Davidson Street intersection. No direct vehicle access is proposed from the Railway Service Lane, nor would the proposed CTS lots have direct access to the external road network. Please refer to the Traffic Impact Assessment provided as **Attachment 6** for further details.
Water Supply	Council water supply infrastructure is available in the Davidson Street road reserve, including 150dia and 450dia trunk

	mains. Water supply will be achieved via a single connection point, which will be appropriately sized by the hydraulic consultant at the detailed design phase of the project. Please refer to the Engineering Assessment Report and Hydraulic Design Report provided as **Attachment 5** and **Attachment 9** for further details.
Wastewater	Council sewerage infrastructure is available. A 150dia gravity main is located within the boundaries of the site running on non-standard alignment roughly parallel to the western site frontage. It is proposed that the relevant section of gravity main be abandoned and relocated to the adjacent road reserve as shown by the civil designs provided. Sewerage infrastructure would discharge to the existing manhole and pump station located adjacent to the south-western corner of the site in the Crimmins Street Road reserve. Please refer to the Engineering Assessment Report and Hydraulic Design Report provided as **Attachment 5** and **Attachment 9** for further details.
Stormwater	The site currently discharges run-off to the western and southern road reserves primarily via overland flow. Upright kerb and channel extends for the full length of the Davidson Street frontage and for the constructed section of Crimmins Street. A stormwater pit is located where the constructed section of Crimmins Street terminates which connects a table drain on the southern side of the road before discharging to the drainage feature to the west. It is proposed that the internal drainage system discharge to the pit in Crimmins Street and that 3 additional piped outlets be installed in the western road reserve, discharging directly to the mapped drainage feature. All outlets are proposed to be fitted with Gross Pollutant Traps. As the ultimate point of discharge does not require post-development flows to be directed via the urban stormwater network in a way that might result in worsening impacts on downstream properties, on-site detention measures are not proposed. Please refer to the Engineering Assessment Report provided as **Attachment 5** for further details.
Electricity	Overhead electricity services are located in the Davidson and Crimmins Street road reserves. Lot 4 on RP909815 contains an Ergon pad-mounted transformer under easement (Easement A on RP860992) accessible via Crimmins Street. Please refer to the Electrical DA Report provided as **Attachment 10** for further details.
Telecommunications	Telecommunications services are located in the Davidson Street road reserve. Please refer to the Electrical DA Report provided as **Attachment 10** for further details.

4. DEVELOPMENT BACKGROUND

4.1 Site Context

The site has a combined area of 2.59 ha and is located approximately 1.4km from the Port Douglas town centre and approximately 4km from the Captain Cook Highway on the western side of Port Douglas Road. The site was selected due to it being large enough to support a scale of

development befitting a premium tourism offering whilst being highly visible from Port Douglas Road and conveniently located with respect to Macrossan Street, the iconic Four Mile Beach and the Crystalbrook Superyacht Marina.

Lots 1 and 2 on RP723702 are currently utilised as a backpackers (Dougie's Backpackers) with accommodation provided for up to 126 guests and 2 managers in bunkhouses and camp sites. Lots 3 and 4 on RP909815 currently host a caravan park (Pandanus Tourist Park) comprising 15 tourist cabins, 103 camp sites (caravans and tents), a 3-bedroom dwelling and ancillary amenities/facilities. In total, the caravan park has a capacity of 271 persons.

To north and south, the area is characterised by established permanent residential/tourist accommodation uses comprising a mix of single detached and apartment-style accommodation. A small number of Centre-zoned lots are located adjacent to the intersection of Davidson Street and Port Street, which host food and drink outlets (Han Court and Bam Pow restaurants), a solicitor's office, a bottle-shop and a laundromat. To the east of Port Douglas Road, the site is located opposite the Sheraton Grand Mirage Resort. To the west of the site is the Bally Hooley rail line, the Port Douglas Sewerage Treatment Plant and Packers Creek.

4.2 Application Fee

In accordance with Council's Schedule of Fees for the 2022/23 Financial Year, the application fees have been calculated as per Table 7.

Table 7: Application Fee Calculation

Application Component	Fee Calculation
Component 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)	**Short-term Accommodation:** Base fee for 2 unit/room = **$1,471.00** (2 rooms); Plus additional fee, per unit above 2 unit/room, up to 50 units/rooms = **$21,360.00** ($445.00/room x 48 rooms); Plus additional fee, per unit/room above 50 units/rooms = **$12,711.00** ($223.00/room x 57 rooms). **Sub-component total = $35,542.00**
	Food and Drink Outlets: Base fee up to 100m^2 = **$1,804.00** (1st 100m^2) Plus additional fee per 100m², or part thereof, up to 2000m² = **$1,885.00** (Additional 492m^2 @ $377.00/100m^2) **Sub-component total = $3,689.00**
Component 2: Development Permit for a Material Change of Use for "Multiple dwellings" and "Short-term Accommodation" (44 villas)	Base fee for 2 unit/room = Already applied to component 1; Plus additional fee, per unit above 2 unit/room, up to 50 units/rooms = Already applied to component 1; Plus additional fee, per unit/room above 50 units/rooms = **$9,812.00** ($223.00/unit x 44 units). **Component total = $9,812.00**
Component 3:	Base fee (up to 2 lots) = **$1,466.00** (2 lots);

Application Component	Fee Calculation
Development Permit for Reconfiguring a Lot (4 Lots into 44 Community Title Lots + Common Property).	Additional fee per each lot above 2 lots = **$23,564.00** ($548.00/lot x 43 lots) **Component total = $25,030.00**
Total Combined Application Fee	**$74,073.00**

5. DEVELOPMENT PROPOSAL

5.1 General Description

The application seeks approval for the following:

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" (44 villas); and
3. Development Permit for Reconfiguring a Lot (4 Lots into 45 Community Title Lots + Common Property).

As detailed by the architectural package provided at **Attachment 3**, the development would comprise the elements summarised by Table 8.

Table 8: Application Elements

Application Component	Key Features
Component 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)	• 48 garden suites of across 3 levels (approx. 40m^2 each) • 59 poolside suites across 3 levels (approx. 43m^2 each) • Administration, reception and office areas • Café, Kitchens, and Restaurants (592m^2) • Kids Club • Pool deck and pool areas • Childrens' play area • Wellness facilities • Guest/Staff amenities • Garden and terrace areas • Basement level car parking for 96 standard vehicles • Back of house delivery dock
Component 2: Development Permit for a Material Change of Use for "Multiple dwellings" and "Short-term Accommodation" (44 villas)	• Forty-four (44) Villas comprising 7 Villa Types • Four (4) Type 0 Villas (251m^2) • Ten (10) Type 1 Villas (152m^2) • Six (6) Type 2 Villas (158m^2) • Eleven (11) Type 3 Villas (94m^2)

Application Component	Key Features
	• Six (6) Type 4 Villas (170m^2) • Seven (7) Type 5 Villas (111m^2) • One (1) Type 6 Villa (201m^2) • Type 0 and Type 4 Villas comprise 4 bedrooms, all other Villa Types comprise 3 bedrooms • Type 3 Villas include single-car garages (with the capacity for tandem parking, all other Villa Types include double car garages • Sealed internal roads • Piped internal drainage system • Internal landscaping throughout • Frontage landscaping and boundary fencing
Component 3: Development Permit for Reconfiguring a Lot (4 Lots into 44 Community Title Lots + Common Property).	• Layered Community Title Scheme whereby the central accommodation and ancillary facilities will be under a dedicated Body Corporate and the villa allotments will be managed under a separate Body Corporate. • Forty-four (44) Villa CTS lots ranging in area from 155m^2 to 608m^2 • 7,332m^2 central accommodation CTS lot • Common property.

5.2 Proposal Details

The key details of the proposal are summarised by Table 9.

Table 9: Proposal Details

Building Height	MCU Component 1 – Short-term Accommodation and Food and Drink Outlets: 13m MCU Component 2 – Multiple dwellings/Short-term Accommodation: 6.3-6.77m
Gross Floor Area	MCU Component 1 – Short-term Accommodation and Food and Drink Outlets: 17,810m^2 MCU Component 2 – Multiple dwellings/Short-term Accommodation: 6,504m^2
Total Site Cover	40.53% (Excluding pools)
Car parking	MCU Component 1 – Short-term Accommodation: 96 standard car spaces, 14 motorbike spaces and 30 bicycle spaces. MCU Component 2 – Multiple dwellings/Short-term Accommodation: 88 standard car spaces (combined total)
Landscaping	The site will be landscaped in generally as indicated by the package provided as Attachment 3. Over 35% of the site consists of garden

	areas, parkland, or water bodies which form part of the hard landscaping.
Setbacks	A detailed setback plan is provided at **Attachment 3**. The setbacks are as follows: • Davidson Street Frontage – 5.4m – 23.6m • Crimmins Street Frontage – 4.0m – 4.5m • Rear Boundary – 3.0m – 6.8m • Side boundary – 1m – 3.8m.
Access Locations	A one-way ingress/egress driveway is proposed to service the hotel's reception porte cochere with internal driveways facilitating access to the hotel carpark and villas therefrom. The ingress crossover would be located approximately 65m north of the Davidson Street-Crimmins Street intersection and the egress crossover approximately 130m from the intersection. The Crimmins Street seal is proposed to be extended by approximately 25m to facilitate a separate service vehicle access, to be located approximately 85m east of the Davidson Street intersection. No direct vehicle access is proposed from the Railway Service Lane, nor would the proposed CTS lots have direct access to the external road network.
Infrastructure	The site is able to be connected to all critical infrastructure services including water, sewerage, telecommunications, electricity, and stormwater. All stormwater will be directed to a lawful point of discharge. There are no known infrastructure capacity constraints. Please refer to the Engineering Assessment Report provided as **Attachment 5** for further details.

5.3 Summary of Supporting Documentation

Table 10: Summary of Supporting Documentation

Supporting Document	Summary
Architectural and Landscaping Plans (Hunt Design / AS Design – Attachment 3)	The architectural and landscaping themes underpinning the project reflect the town's transition more broadly from what began with more ridged interpretations of Queensland's Tropical vernacular to one befitting of contemporary high-end trends manifesting internationally. That said, it is no less critical that this approach be responsive to regional climatic and environmental factors. In essence, the primary design considerations 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.

Supporting Document	Summary
	• Materials Palette: derived from local materials where possible. 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 that, 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.
Engineering Assessment Report (Applin Consulting – Attachment 5)	Principally, the Engineering Assessment Report concludes that: • The perimeter retaining wall will generally have a height of less than 1.5m where visible to the general public (i.e. northern, eastern and southern boundaries). • Retaining walls exceeding 1m in height will be RPEQ certified. • Erosion and sediment control can easily be managed at the operations works phase of the project, given that the site is relatively flat and there are no external flow paths through it. • The development will have a negligible impact on the external traffic catchment and internal vehicle swept paths are acceptable as per the findings of the Traffic Impact Assessment. • Despite an increase in post-development stormwater discharge from the site, on-site detention measures are not warranted given that the site is directly adjacent to a tidal area. • Stormwater discharge outlets will be fitted with quality control devices in compliance with the relevant nutrient/pollutant reduction standards. • The proposed realigned sewer will be constructed at the same depth and grades as the existing main so as not to compromise the pre-development capacity of the infrastructure. • No upgrades to external sewerage infrastructure are necessitated by the development. • Water supply will be achieved via a single connection point, which will be appropriately sized by the hydraulic consultant at the detailed design phase of the project.

Supporting Document	Summary
	• Villa allotments proposed to be individually metered. • No upgrades to external water supply infrastructure are necessitated by the development.
Traffic Impact Assessment (GHD – Attachment 6)	The Traffic Impact Assessment compares pre and post development scenarios and concludes that the development will have a negligible impact on the safety and efficiency of the State and Council controlled road networks. Traffic patterns associated with the proposed development are expected to be similar to the existing situation as the current and proposed land uses do not differ significantly in terms of their potential traffic generation.
Geotechnical Investigation (GEO Design – Attachment 7)	The Geotechnical Investigation report notes that bulk excavation works outside the basement and pool areas are expected to be minimal, with only about 20,000t of soil is to be excavated. No alteration to the permanent water table is anticipated as a result of the proposed works and while some test results indicated that the upper sands and fills are slightly PASS (Potential Acid Sulphate Soils), these were found to be below the guideline criteria for action. The proposed placement of fill is not expected to result in disturbance to the local groundwater regime, expunge additional acid generating material or result in exposure of PASS materials that would lead to the generation of associated acidic soils or groundwaters. Any treatment of PASS will be in accordance with a management plan, prepared in accordance with the *Queensland Acid Sulphate Soil Technical Manual: Soil Management Guidelines* and based on site testing as excavation works progress.
Flood Study (JBP Engineers and Scientists – Attachment 8)	The Flood Study investigates the proposed development's vulnerability to flooding and storm tide inundation and investigates the impact the development might have on surrounding properties by way of hydrological analysis, hydraulic modelling and storm tide assessment. Maps of flood depth and water level were produced for the undeveloped, developed and 2100 climate case. The flood mapping showed that the proposed extent of the site was not impacted by flood waters for any of the modelled cases. Storm tide maps also indicate that storm tide flooding would not reach the site for the current and 2100 climate. An afflux map was created that compared the existing and developed case. The afflux map indicated no change, meaning that surrounding properties would not be adversely impacted by the development.
Hydraulic Design Report (H2O Consultants – Attachment 9)	The Hydraulic Design Report considers sewerage, water, and stormwater reticulation, fire services and swimming pools. Essentially the report concludes that: • The existing 150dia gravity-fed sewer main servicing the site has sufficient capacity to accommodate the anticipated loading of approximately 240 Equivalent Persons; • Testing conducted on the 150dia and 450dia water mains located in Davidson Street indicate that, due to a lack of pressure, installation of a small pump station will be necessary to achieve a potable supply and the

Supporting Document	Summary
	development will require on-site storage tanks and pumps to support fire services; and • Stormwater Detention Tanks will be utilized for Irrigation Use and for topping-up the pool supply.
Electrical Report (Hopkins Consulting Engineers – Attachment 10)	The Electrical Report states that the likely increase in electrical load will be readily accommodated by the local energy authority (Ergon Energy) via their high voltage (22kV) reticulation system which runs along the street frontage on Davidson Street. It is anticipated that a total of 2No. 1000kVA transformers will be required to power the site. There is already an existing transformer powering the caravan site. This will become redundant due to its location being at the northern end of the site. The proposed location for a new substation for this site will be at the southern end of the site at the end of Crimmins Street.

5.4 Infrastructure Charges

In accordance with Council's Charges Resolution (No. 2 of 2021), it is anticipated that the infrastructure charges levied against the development would be calculated as per Table 11.

Table 11: Infrastructure Charge Calculation

Application Component	IC Calculation
Component 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)	**Short-term Accommodation:** $6,393.33/room (<6 beds/room) x 107 rooms = **$684,086.31** **+** **Food and Drink Outlet (Other):** $165.54/$m^2$ GFA x 592m^2 GFA = **$97,999.68** **Component total = $782,067.99**
Component 2: Development Permit for a Material Change of Use for "Multiple dwellings" and "Short-term Accommodation" (44 villas)	**Multiple dwellings** (Highest applicable rate)**:** $24,143.38 per 3 (or more) bedroom dwelling x 44 dwellings = **$1,062,308.70** **Component total = $1,062,308.70**
Component 3: Development Permit for Reconfiguring a Lot (4 Lots into 44 Community Title Lots + Common Property).	$24,143.38 per additional lot excluding common property (equivalent to charge per 3 (or more) bedroom dwelling) x 40 additional lots = **$965,735.20** **Component total = $965,735.20** **NB:** *Component 3 charges would only be payable if the survey plan for the proposed reconfiguration is registered before the commencement of the corresponding MCU component. If this occurs, then any subsequent MCU components would be credited by an amount equal to the RaL infrastructure charge paid at the time of survey plan endorsement.*
Assumed Credits* Lots 1 and 2 on RP723702 (Dougie's Backpackers) - Tourist accommodation for up	**Dougie's Backpackers Credit:**

Application Component	IC Calculation
to 30 guests in bunkhouses plus approximately 40 camp sites. Lots 3 and 4 on RP909815 (Pandanus Tourist Park) – Four (4) apartment-style units, 4 tourist cabins and 92 camping sites (RVs and tents).	**Short-term Accommodation:** Most accommodation rooms/sites at Dougie's are twin-share and therefore if, on average, 1 bedroom/site = 2 people, then it is reasonable to apply an assumed credit of $3,196.65/person (i.e. 50% of the AICR rate for 1 bedroom) or **$409,171.20** for 128 persons. **+** **Food and Drink Outlet / Bar / Shop:** Assumed credits to be confirmed subject to investigation. **+** **Pandanus Tourist Park Credit:** **Tourist Park (Cabins):** 15 x 1-bedroom cabins @ $6,393.33 each = **$95,899.95** **+** 1 x 3-bedroom dwelling @ $24,143.38 = **$24,143.38** **+** **Tourist Park (Caravan or Tent sites):** $4,544.13/site x 103 sites = **$468,045.39** **+** **Food and Drink Outlet / Shop:** Credits to be confirmed subject to investigation. **=** **Minimum Assumed Credit = $997,259.92**
Total Infrastructure Charge less Assumed Credits and excluding Component 3 charges	**$847,116.77** before Food and Drink Outlet / Bar / Shop credits applied (TBC).

*__Assumed credits__ are based on the nature and intensity of existing uses known to be occurring on the subject lots translated into a current-day dollar figure using the AICR charge rates for the most comparable uses. This approach is offered as a simple and equitable means of arriving at an agreed credit amount and it is not suggested that such monies were ever levied against the existing uses. Should Council be of the view that there is a more appropriate method for determining the actual credits attributable to the development site, officers are requested provide the details of their preferred methodology and any supporting information for the Applicants' consideration.

6. LEGISLATIVE REQUIREMENTS

6.1 Planning Act 2016

6.1.1 Prohibited Development

The proposed development is not prohibited. This has been established by considering all relevant instruments, which can provide prohibitions under the *Planning Act 2016* (The Act), including:

- Schedule 10 of the *Planning Regulation 2017*; and
- Relevant categorising instruments.

6.1.2 Assessable Development

Section 44(3) of the Act identifies that Assessable Development is development for which a Development Approval is required. As such, the development proposed by this application is made assessable under the Douglas Shire Planning Scheme 2018 (V1) in accordance with Section 43(1) of the Act.

6.1.3 Assessment Manager

The Assessment Manager for this development application is the Douglas Shire Council as determined by Schedule 8 of the *Planning Regulations 2017.*

7. STATE PLANNING INSTRUMENTS

7.1 FNQ Regional Plan 2009-2031

The site is located within the Urban Footprint of the Far North Queensland Regional Plan 2009-2031.

The Minister has identified that the planning scheme appropriately advances the FNQRP 2009-2031, as it applies in the Planning Scheme area. Compliance with the FNQRP is therefore demonstrated by way of compliance with the Planning Scheme.

7.2 State Planning Policy 2017

The Douglas Shire Planning Scheme 2018 (V1) has been endorsed by the Minister as appropriately reflecting the April 2016 version of the State Planning Policy (SPP). An assessment against the 2017 version of the SPP has been undertaken in the event that any amended elements are not appropriately captured by the current Planning Scheme. The relevant assessment benchmarks of the current SPP are assessed as being appropriately captured by the Planning Scheme.

7.3 Referrals and State Development Assessment Provisions (SDAP)

The application requires referral to the Department of Transport and Main Roads, care of the State Assessment and Referral Agency (SARA), and Energy Queensland owing to the following referral triggers:

- *Planning Regulation 2017*, Schedule 10, Part 9, Division 2, Table 1 - Reconfiguring a lot subject to an easement or near a substation site.
- *Planning Regulation 2017*, Schedule 10, Part 9, Division 2, Table 2 - Material change of use of premises near a substation site or subject to an easement.
- *Planning Regulation 2017*, Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Aspect of development stated in schedule 20.
- *Planning Regulation 2017*, Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 – Reconfiguring a lot near a State transport corridor.
- *Planning Regulation 2017*, Schedule 10, Part 9, Division 4, Subdivision 2, Table 3 – Reconfiguring a lot near a State-controlled road intersection.
- *Planning Regulation 2017*, Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material change of use of a premises near a State transport corridor or that is a future State transport corridor.

An assessment of the application against the relevant SDAP code is provided as **Attachment 12.**

8. PLANNING SCHEME

8.1 Douglas Shire Planning Scheme 2018 (Version 1)

8.1.1 Definitions

In accordance with Schedule 1 of the Planning Scheme and Schedule 24 of the *Planning Regulation 2017,* the following land use definitions are relevant to the proposal:

> ***"Short-term Accommodation*** *–*
>
> *(a) means the use of premises for—*
>
> > *(i) providing accommodation of less than 3 consecutive months to tourists or travellers; or*
> >
> > *(ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but*
>
> *(b) does not include a hotel, nature-based tourism, resort complex or tourist park."*
>
> ***"Food and Drink Outlet –***
>
> *means the use of premises for—*
>
> *(a) preparing and selling food and drink for consumption on or off the premises; or*
>
> *(b) providing liquor for consumption on or off the premises, if the use is ancillary to the use in paragraph (a)."*
>
> ***"Multiple Dwelling*** *- means a residential use of premises involving 3 or more dwellings, whether attached or detached."*

8.1.2 Applicable Codes

A detailed assessment of the proposal has been conducted against the relevant codes and is provided as **Attachment 11.** Based on that assessment, it is concluded that the development substantially complies with the applicable assessment benchmarks. Table 12 provides a summary of the key issues considered by the assessment.

Table 12: Code Compliance Summary

Applicable Code	**Compliance comments**
6.2.1.4 - Tourist accommodation zone code	• PO1 – Reduced northern/western setbacks would not detract from amenity given the nature/design of adjoining land uses. • PO2 – Combined site coverage for all components not exceeding 50%. • PO3 - Building design complementary to streetscape character. • PO4 – Extensive landscaping proposed throughout the development and at each property boundary comprising tropical species.

Applicable Code	Compliance comments
	• PO6 - The proposed development has been informed by extensive flood and stormwater studies, geotechnical studies, and hydrological design. • PO7 – Potential offsite impacts addressed by design or are consistent with the existing standard of amenity. • PO10-PO12 – The proposed CTS reconfiguration does not achieve the area, frontage or dimensions applied to non-strata titled lots. It would not, however, be reasonable to apply the same requirements in the context of a Standard Format Plan and it is evident that Council has not taken such a position in similar circumstances. The proposed CTS lots comply with the Purpose and Overall Outcomes of the code. • Acceptable Outcomes otherwise satisfied.
7.2.4 – Port Douglas/Craiglie local plan code	• PO2 - The proposed landscaping plan provided at **Attachment 3** and landscaping architectural features contribute to the character and quality of the local plan area. • PO4 – the proposed landscaping would enhance the tropical character of Port Douglas. • PO5 – While Davidson Street falls within the boundaries of the State-controlled road corridor, it is a Council-controlled road. The Traffic Impact Assessment provided as **Attachment 6** concludes that the development would have a negligible impact on the function of the State and Council controlled road networks. • Acceptable Outcomes otherwise satisfied or benchmarks not applicable.
8.2.1 - Acid sulfate soils overlay code	• All Performance Outcomes satisfied as per the findings and recommendations contained in the Geotechnical Investigation provided as **Attachment 7** or by way of conditions.
8.2.3 - Coastal environment overlay code	• PO2 - The setbacks are consistent with similar developments fronting Davidson Street.

Applicable Code	Compliance comments
	• PO3 – Development consistent with surrounding developments in the Erosion Prone Area. • PO13 - There are no specific views or vistas impacted by the proposed development. • PO14 – The proposal is for brownfield, infill development. • Acceptable Outcomes otherwise satisfied or benchmarks not applicable.
8.2.4 - Flood and storm tide hazard overlay code	• PO1, PO3 and PO4 - Performance Outcomes satisfied as per the findings and recommendations contained in the Flood Study provided as **Attachment 8** or by way of conditions. • Acceptable Outcomes otherwise satisfied or benchmarks not applicable.
8.2.6 – Landscape values overlay code	• PO3 – The proposed development will deliver a superior result in terms of scenic amenity when compared to the current site aesthetic by way of expertly designed, dense tropical landscaping, particularly to the Davidson Street frontage. • Acceptable Outcomes otherwise satisfied or benchmarks not applicable.
8.2.10 - Transport network overlay code	• PO3 - Development incorporates a built form responsive to potential traffic impacts consistent with similar developments on Davidson Street. • PO4 – The Traffic Impact Assessment provided as **Attachment 6** concludes that the development would have a negligible impact on the function of the State and Council controlled road networks. • PO5 - Extensive landscaping proposed to enhance the visual aesthetic of the site and screen development from potential road impacts. • Acceptable Outcomes otherwise satisfied or benchmarks not applicable.
9.3.3 – Centre activities code	• PO3 & PO4 – Food and Drink Outlets are a permissible use on the site given that the use is code assessable in the Tourist Accommodation Zone where associated with Short-term Accommodation.

Applicable Code	Compliance comments
	• PO5-PO9 – Food and Drink Outlets would be contained within the central accommodation building. • Acceptable Outcomes otherwise satisfied or benchmarks not applicable.
9.3.13 - Multiple dwelling, short term accommodation code & retirement facility code	• PO3 - The development has been designed to reflect the form and character of the Tourist Accommodation Zone on Davidson Street. The superior architectural design set amidst lush tropical landscaping improves the immediate streetscape of the site**.** • PO4 - Reduced northern/western setbacks would not detract from amenity given the nature/design of adjoining land uses. • PO5 - The built form provides for a high degree of articulation and would complement the established character and amenity or the area. • PO8 – The designers (Hunt Design) have been instrumental in developing the tropical design elements that define Port Douglas today. • PO9 - Screening will be used where required as part of a built form solution to prevent overlooking**.** • PO12 - Over 35% of the site consists of garden areas, parkland, or water bodies. Extensive landscaping is proposed throughout the development and at each property boundary. • PO13 - Each Villa has extensive private recreational space consisting of roof terraces, balconies, and courtyards and each Hotel room has a balcony of 13m^2 – 15m^2. • Acceptable Outcomes otherwise satisfied or benchmarks not applicable.
9.4.1 - Access, parking and servicing code	• PO1 – Overall the development would achieve compliance with AO1.1, albeit after allowances for cross-utilisation and non-private modes of transport are considered. • PO3 - The proposed development would improve the existing access situation by consolidating access at a central ingress/egress location on Davidson Street.

Applicable Code	Compliance comments
	• PO7 – Secure and convenient parking for 30 bicycles proposed. • PO10 - Separate ingress/egress driveways would allow for sufficient queuing and efficient site circulation. • Acceptable Outcomes otherwise satisfied, not applicable or can be conditioned.
9.4.3 - Environmental performance code	• All applicable Acceptable Outcomes satisfied.
9.4.4 – Filling and excavation code	• PO1 & PO2 - Filling and excavation will be carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties are not compromised. This code will be addressed in detail at the Operational Works stage of the development. • Acceptable Outcomes otherwise satisfied, not applicable or can be conditioned.
9.4.5 - Infrastructure works code	• PO12 – A minor upgrade to Crimmins Street is proposed to provide a 3.5m wide commercial crossover and a 3.5 wide service road with a passing bay. • PO17 – Telecommunications addressed by the Electrical Report provided as **Attachment 10**. • PO18 – Trade waste to be addressed by way conditions. • PO19 & PO20 – Fire services addressed by the Hydraulic Design Report provided as **Attachment 9**. • Acceptable Outcomes otherwise satisfied, not applicable or can be conditioned.
9.4.6 – Landscaping code	• PO1 – The proposed development will deliver a superior result in terms of scenic amenity when compared to the existing development aesthetic by way of expertly designed, dense tropical landscaping, particularly to the Davidson Street frontage. • PO3 – The proposed landscaping would ensure that the development is consistent with the landscape character of the area. Details of vegetation removal and detailed Landscaping Plans are

Applicable Code	Compliance comments
	provided at **Attachment 3**. • PO5 - Internal roadways and parking areas will be landscaped in accordance with the Landscaping Plans provided as **Attachment 3**. • PO7 - Where podium planting is proposed it has been designed for ease of maintenance and proper drainage. • PO9 – The proposed landscaping reflects CPTED principles. • PO10 – The landscaping design would not require the removal or relocation of services and would not inhibit access to services. • Acceptable Outcomes otherwise satisfied.
9.4.7 - Reconfiguring a lot code	• PO1 – The proposed CTS reconfiguration does not achieve the area, frontage or dimensions identified by the relevant zone code as are applicable to non-strata titled lots. It would not, however, be reasonable to apply the same requirements in the context of a Standard Format Plan and it is evident that Council has not taken such a position in similar circumstances. The proposed CTS lots comply with the Purpose and Overall Outcomes of the code. • PO2 - The proposed CTS lots are generally rectangular in shape and contain functional areas for the intended land use of the zone as is demonstrated by the MCU component of this development. • PO3 - The proposed common property has direct access to Davidson Street. • PO4 – The proposed development responds directly to the local context and natural site features as is demonstrated by way of compliance with the balance of the applicable codes. • PO15 - The proposed internal cycle and pedestrian connections would not compromise connectivity with established open space networks. • Acceptable Outcomes otherwise satisfied, not applicable or can be conditioned.

Applicable Code	Compliance comments
9.4.9 – Vegetation management code	• PO1 – The removal of mature non-regulated landscaping species from the site would not impact upon habitat values or slope stability and the vegetation is not of cultural, historical or visual significance. • Acceptable Outcomes otherwise satisfied or benchmarks not applicable.

8.1.4 Strategic Framework

The proposed development is code assessable, and the assessment is therefore "bound" against the assessment benchmarks contained in the applicable codes. Pursuant to s45(3) and s60(2) of the *Planning Act 2016,* the assessment cannot be escalated to the Strategic Framework.

9. CONCLUSION

In the fallout of the global pandemic, signs of recovery are beginning to emerge within Douglas Shire's battered visitor economy. The reopening of international borders in early 2022 saw a steady increase in international visitor arrivals, while in the same period, the domestic market seized the opportunity to discover all that the Tropical North has to offer, it being one of only ten Queensland regions to break the record for overnight visitor spending. The outlook is therefore brighter than it has been at any time in the past two years, and although a full recovery may seem distant, by 2025, international visitation is forecast to have returned to pre-pandemic levels. With a reputation world-over as a safe, attractive and welcoming destination, Port Douglas is well positioned to benefit from the revival, nevertheless, the road to recovery will inevitably be built upon local operators' ability to offer ever-more memorable experiences.

Consistent with Priority No. 1 of Council's Economic Development Strategy, it is against this backdrop that the proposal before Council presents a unique opportunity for the Shire to expand on its portfolio of offerings, with a high-end experience unlike by any seen before in the region. With its emphasis on health and wellness, the Davidson by GURNER™ promises to deliver on, and exceed, the expectations of the health-conscious traveller, and in doing so, bolster the appeal of Port Douglas as a destination of choice long after the present-day volatilities have stabilised.

As this submission has demonstrated that the proposal satisfies the relevant assessment benchmarks contained in the Douglas Shire Planning Scheme 2018 (V1), it is anticipated that the officers' recommendation would be favourable, albeit subject to the imposition of reasonable and relevant conditions. That being the case, it is requested that draft conditions be provided for discussion sufficiently in advance of the matter being decided.

2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.

For more information and to determine if the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: 07 4099 9444 or 1800 026 318 or email enquiries@douglas.qld.gov.au.

Visit Council's website to apply for an official property search or certificate, or contact the Department of Natural Resources, Mines and Energy to undertake a title search to ascertain how easements may affect a premise.

Property Information

Property Address	Pandanus Caravan Pk 97 Davidson Street PORT DOUGLAS
Lot Plan	1RP723702 (Freehold - 9131m^2)

Selected Property | Easements | Land Parcels

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Zoning

Applicable Zone
Tourist Accommodation

More Information
- View Section 6.2.14 Tourist Accommodation Zone Code
- View Section 6.2.14 Tourist Accommodation Zone Compliance table
- View Section 6.2.14 Tourist Accommodation Zone Assessment table

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Local Plans	**Applicable Precinct or Area** Port Douglas - Craiglie	**More Information** • View Section 7.2.4 Port Douglas/Craiglie Local Plan Code • View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table
Acid Sulfate Soils	**Applicable Precinct or Area** Acid Sulfate Soils (< 5m AHD)	**More Information** • View Section 8.2.1 Acid Sulfate Soils Overlay Code • View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table
Coastal Processes	**Applicable Precinct or Area** Erosion Prone Area	**More Information** • View Section 8.2.3 Coastal Environment Overlay Code • View Section 8.2.3 Coastal Environment Overlay Compliance table
Flood Storm	**Applicable Precinct or Area** Medium Storm Tide Hazard	**More Information** • View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code • View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table
Landscape Values	**Scenic Buffer Area** Scenic route buffer View corridor	**More Information** • View Section 8.2.6 Landscape Values Overlay Code • View Section 8.2.6 Landscape Values Overlay Compliance table
Transport Noise Corridors	**Applicable Precinct or Area** Category 1: 58 dB(A) =< Noise Level < 63 dB(A) Category 2: 63 dB(A) < Noise Level < 68 dB(A)	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table
Transport Road Hierarcy	**Applicable Precinct or Area** Access Road Major Transport Corridor Buffer Area (State Controlled Road)	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table

Zoning

Applicable Zone

Tourist Accommodation

More Information

- View Section 6.2.14 Tourist Accommodation Zone Code
- View Section 6.2.14 Tourist Accommodation Zone Compliance table
- View Section 6.2.14 Tourist Accommodation Zone Assessment table

Selected Property

Land Parcels

Zoning

- Centre
- Community Facilities
- Conservation
- Environmental Management
- Industry
- Low Density Residential
- Low-medium Density Residential
- Medium Density Residential
- Recreation and Open Space
- Rural
- Rural Residential
- Special Purpose
- Tourism
- Tourist Accommodation

Local Plans

Applicable Precinct or Area

Port Douglas - Craiglie

More Information

- View Section 7.2.4 Port Douglas/Craiglie Local Plan Code
- View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table

Selected Property

Land Parcels

Transport Investigation Corridor

Transport Investigation Corridors

Major Road Connections

Major Road Connections

Major Road Connections (No Arrow)

Major Road Connections

Daintree River to Bloomfield

Daintree River to Bloomfield

Creb Track and Quaid Road

Creb Track

60 metre contour

60 metre contour

Local Plan Boundary

Local Plan Boundary

Local Plan Sub Precincts

1a Town Centre

1b Waterfront North

1c Waterfront South

1d Limited Development

1e Community and Recreation

1f Flagstaff Hill

Local Plan Precincts

Not Part of a Precinct

Precinct 1

Precinct 2

Precinct 3

Precinct 4

Precinct 5

Precinct 6

Precinct 7

Precinct 8

Precinct 9

Live Entertainment Precinct

Live Entertainment Precinct

Indicative Future Open Space

Indicative Future Open Space

Road Reserve Esplanade

Acid Sulfate Soils

Applicable Precinct or Area

Acid Sulfate Soils (< 5m AHD)

More Information

- View Section 8.2.1 Acid Sulfate Soils Overlay Code
- View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table

Selected Property

Land Parcels

Acid Sulfate Soils

Acid Sulfate Soils (< 5m AHD)

Acid Sulfate Soils (5-20m AHD)

all others

Coastal Processes

Applicable Precinct or Area

Erosion Prone Area

More Information

- View Section 8.2.3 Coastal Environment Overlay Code
- View Section 8.2.3 Coastal Environment Overlay Compliance table

Selected Property | Land Parcels | Coastal Management District | Erosion Prone Area

Flood Storm

Applicable Precinct or Area

Medium Storm Tide Hazard

More Information

- View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code
- View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table

Selected Property | Land Parcels | Medium Storm Tide Hazard | High Storm Tide Hazard

100 Year ARI - Mossman Port Douglas and Daintree Flood Studies | Floodplain Assessment Overlay

Landscape Values

Scenic Buffer Area

Scenic route buffer

View corridor

More Information

- View Section 8.2.6 Landscape Values Overlay Code
- View Section 8.2.6 Landscape Values Overlay Compliance table

Selected Property

Land Parcels

Scenic Buffer Area

Gateway

Lookout

Scenic route

Scenic route buffer

View corridor

all others

Landscape Values

Coastal scenery

High landscape values

Medium Landscape Value

all others

Transport Noise Corridors

Applicable Precinct or Area

Category 1: 58 dB(A) =< Noise Level < 63 dB(A)

Category 2: 63 dB(A) < Noise Level < 68 dB(A)

More Information

- View Section 8.2.10 Transport Network Overlay Code
- View Section 8.2.10 Transport Network Overlay Compliance table

Selected Property

Land Parcels

Transport Noise Corridors Mandatory Area

- Category 0: Noise Level < 58 dB(A)
- Category 1: 58 dB(A) =< Noise Level < 63 dB(A)
- Category 2: 63 dB(A) < Noise Level < 68 dB(A)
- Category 3: 68 dB(A) =< Noise Level < 73 dB(A)
- Category 4: Noise Level >= 73 dB(A)
- all others

Transport Noise Corridors Voluntary Area

- Category 0: Noise Level < 58 dB(A)
- Category 1: 58 dB(A) =< Noise Level < 63 dB(A)
- Category 2: 63 dB(A) < Noise Level < 68 dB(A)
- Category 3: 68 dB(A) =< Noise Level < 73 dB(A)
- Category 4: Noise Level >= 73 dB(A)
- all others

Transport Road Hierarcy

Applicable Precinct or Area

Access Road

Major Transport Corridor Buffer Area (State Controlled Road)

More Information

- View Section 8.2.10 Transport Network Overlay Code
- View Section 8.2.10 Transport Network Overlay Compliance table

Selected Property

Land Parcels

Road Hierarchy

Access Road

Arterial Road

Collector Road

Industrial Road

Major Rural Road

Minor Rural Road

Sub Arterial Road

Unformed Road

all others

Major Transport Corridor Buffer Area

Disclaimer

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Storm Tide Inundation Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the nominated land parcel.

For more information refer to the JB Pacific Storm Tide Inundation Methodology Study This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: 07 4099 9444 or 1800 026 318 or email enquiries@douglas.qld.gov.au.

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Visit Council's website to apply for an official property search or certificate, or contact the Department of Natural Resources, Mines and Energy to undertake a title search to ascertain how easements may affect land.

JB Pacific Storm Tide Inundation Methodology Study

The purpose of the Douglas Shire Storm Tide Inundation Methodologies Study was to review and analyse different methodologies, identify a best practise model for the Shire's coastal urban areas, run this preferred best practise model and calculate the minimum heights for the 1% AEP (Annual Exceedance Probability) storm tide inundation for the year 2100 having regard to a 0.8m sea level rise for urban coastal properties.

Excerpt from the JB Pacific Storm Tide Inundation Methodology Report -

Storm Tide Inundation

The Douglas Shire coastline experiences a range of hydrodynamic, waves, and morphologic processes that are linked through dependant and independent variables. This includes the underlying astronomical tide, the passage of local storms and cyclones, the interaction of storm surges along the open coastline, the local wave climate, any sheltering provided by nearshore reefs, and the role of nearshore and dune vegetation. A range of these coastal processes are shown in Figure 2-1.

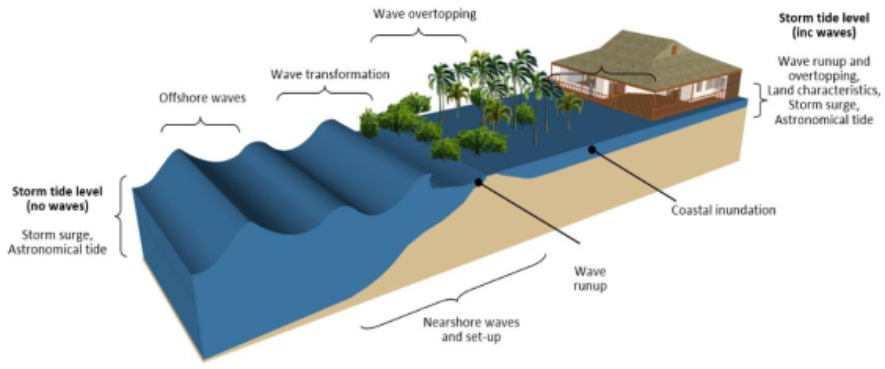

Figure 2-1: Drivers of coastal risk

Importantly storm tide inundation can be from the overtopping at the foreshore as well as wave runup through estuaries and inundate from "behind" a locality. Check out the animation of this activity through the local estuaries in the animation on Council's website.

Future Year 2100 Projected Levels

On 2 July 2017 the Planning Act 2016 came into effect as part of the Queensland Government's commitment to delivering planning reform across the State and the State Planning Policies reinstating the need to consider the 1% AEP (Average Exceedance Probability) Storm Tide Inundation level for the year 2100 with a 0.8m sea level rise. The 1% AEP is referred to as the one in one hundred year event. The 1%AEP is the minimum we need to consider and plan for.

Freeboard

There are numerous variants that can affect the modelled levels. To account for the differences in these variants a "freeboard" is applied. For the JB Pacific Storm Tide Inundation Methodology Study these differences have been considered within a nominal 0.5m freeboard level. Minimum levels for habitable rooms need to consider the Finished Floor Level (FFL) being the 1%AEP level plus the 0.5m freeboard. This value is a measurement at AHD (Australian Height Datum).

AHD Levels

A Licensed Surveyor should be engaged to determine the accurate AHD for a property. Contours and levels identified through Queensland Globe are estimated from LIDAR calculations and may not be 100% accurate.

Storm Tide Inundation Property Report

1RP723702

Produced: 26/04/2023

Property Information

Property Address	Pandanus Caravan Pk 97 Davidson Street PORT DOUGLAS
Lot Plan	(- m^2)

Selected Property | Easements | Property

Storm Tide Inundation Property Report

1RP723702

Produced: 26/04/2023

Storm Tide Inundation Property Information

The information below provides details of the projected Future Year 2100 Storm Tide Inundation Level that considers a Sea Level Rise of 0.8m AHD

Selected Property

Affected by the 1 % AEP Event for the year 2100

Storm Tide Inundation Property Report

1RP723702

Produced: 26/04/2023

JBPacific summary Information

Storm Tide Inundation Property Report

1RP723702

Produced: 26/04/2023

Storm Tide Range Detailed

Selected Property

StormTide Levels Detailed

Below 0.33000 | 2.16968 | 2.32640 | 2.47331 | 2.76642 | 2.91969 | 3.18777 and above

The Level for Construction – for Storm Tide Inundation Considerations

The lot is affected by storm tide inundation for the Year 2100, 1 in 100 (1% AEP) event. The 1% AEP for the year 2100 (including a Sea Level Rise of 0.8m) is at **2.938** (without freeboard).The Freeboard for the Study is 0.5m and is applied to determine Finished Floor Level for habitable rooms.

Finished Floor Level

The total required Finished Floor Level for habitable rooms is 3.438 m AHD

Note - Finished floor level is usually 225mm above the pad level.

Disclaimer

The maps show the estimated areas of inundation for the 1% AEP projected for the year 2100 having regard to a sea level rise of 0.8m. The report nominates required minimum habitable room minimum finished floor level. This minimum level is determined from the best data to date held by Council. This storm tide inundation flood level, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating flood levels. Storm tide Inundation analysis is based on comprehensive computer modelling calibrated against actual storm tides. The website provides locations, street names, aerial photography and available storm tide inundation data for the Shire areas that were included in the JB Pacific Storm Tide Inundation Methodologies Study. This property reporting tool is not a substitute for a detailed Coastal Engineering analysis of a property and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.

2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.

For more information and to determine if the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: 07 4099 9444 or 1800 026 318 or email enquiries@douglas.qld.gov.au.

Visit Council's website to apply for an official property search or certificate, or contact the Department of Natural Resources, Mines and Energy to undertake a title search to ascertain how easements may affect a premise.

Property Information

Property Address	Pandanus Caravan Pk 107 Davidson Street PORT DOUGLAS
Lot Plan	2RP723702 (Freehold - 8650m^2)

Selected Property | Easements | Land Parcels

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Zoning

Applicable Zone
Tourist Accommodation

More Information
- View Section 6.2.14 Tourist Accommodation Zone Code
- View Section 6.2.14 Tourist Accommodation Zone Compliance table
- View Section 6.2.14 Tourist Accommodation Zone Assessment table

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Local Plans	**Applicable Precinct or Area** Port Douglas - Craiglie	**More Information** • View Section 7.2.4 Port Douglas/Craiglie Local Plan Code • View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table
Acid Sulfate Soils	**Applicable Precinct or Area** Acid Sulfate Soils (< 5m AHD)	**More Information** • View Section 8.2.1 Acid Sulfate Soils Overlay Code • View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table
Coastal Processes	**Applicable Precinct or Area** Erosion Prone Area	**More Information** • View Section 8.2.3 Coastal Environment Overlay Code • View Section 8.2.3 Coastal Environment Overlay Compliance table
Flood Storm	**Applicable Precinct or Area** Medium Storm Tide Hazard	**More Information** • View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code • View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table
Landscape Values	**Scenic Buffer Area** Scenic route buffer View corridor	**More Information** • View Section 8.2.6 Landscape Values Overlay Code • View Section 8.2.6 Landscape Values Overlay Compliance table
Transport Noise Corridors	**Applicable Precinct or Area** Category 1: 58 dB(A) =< Noise Level < 63 dB(A) Category 2: 63 dB(A) < Noise Level < 68 dB(A)	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table
Transport Pedestrian Cycle	**Applicable Precinct or Area** Neighbourhood Route	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table
Transport Road Hierarcy	**Applicable Precinct or Area** Access Road Major Transport Corridor Buffer Area (State Controlled Road)	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table

Zoning

Applicable Zone

Tourist Accommodation

More Information

- View Section 6.2.14 Tourist Accommodation Zone Code
- View Section 6.2.14 Tourist Accommodation Zone Compliance table
- View Section 6.2.14 Tourist Accommodation Zone Assessment table

Selected Property

Land Parcels

Zoning

- Centre
- Community Facilities
- Conservation
- Environmental Management
- Industry
- Low Density Residential
- Low-medium Density Residential
- Medium Density Residential
- Recreation and Open Space
- Rural
- Rural Residential
- Special Purpose
- Tourism
- Tourist Accommodation

Local Plans

Applicable Precinct or Area

Port Douglas - Craiglie

More Information

- View Section 7.2.4 Port Douglas/Craiglie Local Plan Code
- View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table

Selected Property

Land Parcels

Transport Investigation Corridor

Transport Investigation Corridors

Major Road Connections

Major Road Connections

Major Road Connections (No Arrow)

Major Road Connections

Daintree River to Bloomfield

Daintree River to Bloomfield

Creb Track and Quaid Road

Creb Track

60 metre contour

60 metre contour

Local Plan Boundary

Local Plan Boundary

Local Plan Sub Precincts

1a Town Centre

1b Waterfront North

1c Waterfront South

1d Limited Development

1e Community and Recreation

1f Flagstaff Hill

Local Plan Precincts

Not Part of a Precinct

Precinct 1

Precinct 2

Precinct 3

Precinct 4

Precinct 5

Precinct 6

Precinct 7

Precinct 8

Precinct 9

Live Entertainment Precinct

Live Entertainment Precinct

Indicative Future Open Space

Indicative Future Open Space

Road Reserve Esplanade

Acid Sulfate Soils

Applicable Precinct or Area

Acid Sulfate Soils (< 5m AHD)

More Information

- View Section 8.2.1 Acid Sulfate Soils Overlay Code
- View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table

Selected Property

Land Parcels

Acid Sulfate Soils

Acid Sulfate Soils (< 5m AHD)

Acid Sulfate Soils (5-20m AHD)

all others

Coastal Processes

Applicable Precinct or Area

Erosion Prone Area

More Information

- View Section 8.2.3 Coastal Environment Overlay Code
- View Section 8.2.3 Coastal Environment Overlay Compliance table

Selected Property | Land Parcels | Coastal Management District | Erosion Prone Area

Flood Storm

Applicable Precinct or Area

Medium Storm Tide Hazard

More Information

- View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code
- View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table

Selected Property | Land Parcels | Medium Storm Tide Hazard | High Storm Tide Hazard

100 Year ARI - Mossman Port Douglas and Daintree Flood Studies | Floodplain Assessment Overlay

Landscape Values

Scenic Buffer Area

Scenic route buffer

View corridor

More Information

- View Section 8.2.6 Landscape Values Overlay Code
- View Section 8.2.6 Landscape Values Overlay Compliance table

Selected Property

Land Parcels

Scenic Buffer Area

Gateway

Lookout

Scenic route

Scenic route buffer

View corridor

all others

Landscape Values

Coastal scenery

High landscape values

Medium Landscape Value

all others

Transport Noise Corridors

Applicable Precinct or Area

Category 1: 58 dB(A) =< Noise Level < 63 dB(A)

Category 2: 63 dB(A) < Noise Level < 68 dB(A)

More Information

- View Section 8.2.10 Transport Network Overlay Code
- View Section 8.2.10 Transport Network Overlay Compliance table

Selected Property

Land Parcels

Transport Noise Corridors Mandatory Area

- Category 0: Noise Level < 58 dB(A)
- Category 1: 58 dB(A) =< Noise Level < 63 dB(A)
- Category 2: 63 dB(A) < Noise Level < 68 dB(A)
- Category 3: 68 dB(A) =< Noise Level < 73 dB(A)
- Category 4: Noise Level >= 73 dB(A)
- all others

Transport Noise Corridors Voluntary Area

- Category 0: Noise Level < 58 dB(A)
- Category 1: 58 dB(A) =< Noise Level < 63 dB(A)
- Category 2: 63 dB(A) < Noise Level < 68 dB(A)
- Category 3: 68 dB(A) =< Noise Level < 73 dB(A)
- Category 4: Noise Level >= 73 dB(A)
- all others

Transport Pedestrian Cycle

Applicable Precinct or Area

Neighbourhood Route

More Information

- View Section 8.2.10 Transport Network Overlay Code
- View Section 8.2.10 Transport Network Overlay Compliance table

Selected Property

Land Parcels

Pedestrian and Cycle Network

- District Route
- Principal Route
- Future Principal Route
- Strategic Investigation Route
- Iconic Recreation Route
- all others
- Neighbourhood Route

Transport Road Hierarcy

Applicable Precinct or Area

Access Road

Major Transport Corridor Buffer Area (State Controlled Road)

More Information

- View Section 8.2.10 Transport Network Overlay Code
- View Section 8.2.10 Transport Network Overlay Compliance table

Selected Property

Land Parcels

Road Hierarchy

Access Road

Arterial Road

Collector Road

Industrial Road

Major Rural Road

Minor Rural Road

Sub Arterial Road

Unformed Road

all others

Major Transport Corridor Buffer Area

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Storm Tide Inundation Property Report

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JB Pacific Storm Tide Inundation Methodology Study

The purpose of the Douglas Shire Storm Tide Inundation Methodologies Study was to review and analyse different methodologies, identify a best practise model for the Shire's coastal urban areas, run this preferred best practise model and calculate the minimum heights for the 1% AEP (Annual Exceedance Probability) storm tide inundation for the year 2100 having regard to a 0.8m sea level rise for urban coastal properties.

Excerpt from the JB Pacific Storm Tide Inundation Methodology Report -

Storm Tide Inundation

The Douglas Shire coastline experiences a range of hydrodynamic, waves, and morphologic processes that are linked through dependant and independent variables. This includes the underlying astronomical tide, the passage of local storms and cyclones, the interaction of storm surges along the open coastline, the local wave climate, any sheltering provided by nearshore reefs, and the role of nearshore and dune vegetation. A range of these coastal processes are shown in Figure 2-1.

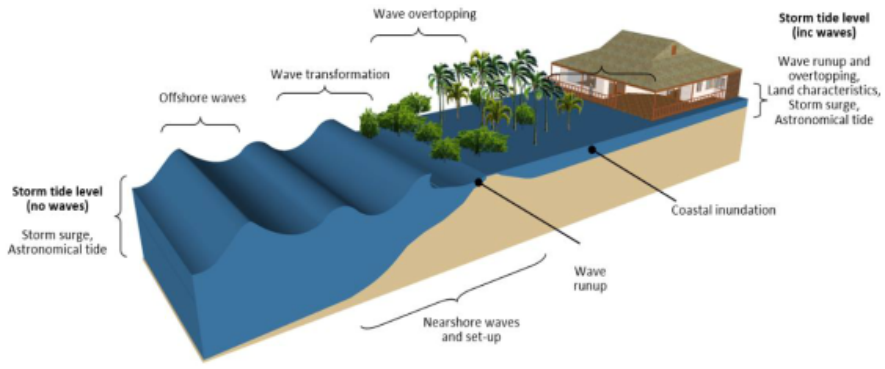

Figure 2-1: Drivers of coastal risk

Importantly storm tide inundation can be from the overtopping at the foreshore as well as wave runup through estuaries and inundate from "behind" a locality. Check out the animation of this activity through the local estuaries in the animation on Council's website.

Future Year 2100 Projected Levels

On 2 July 2017 the Planning Act 2016 came into effect as part of the Queensland Government's commitment to delivering planning reform across the State and the State Planning Policies reinstating the need to consider the 1% AEP (Average Exceedance Probability) Storm Tide Inundation level for the year 2100 with a 0.8m sea level rise. The 1% AEP is referred to as the one in one hundred year event. The 1%AEP is the minimum we need to consider and plan for.

Freeboard

There are numerous variants that can affect the modelled levels. To account for the differences in these variants a "freeboard" is applied. For the JB Pacific Storm Tide Inundation Methodology Study these differences have been considered within a nominal 0.5m freeboard level. Minimum levels for habitable rooms need to consider the Finished Floor Level (FFL) being the 1%AEP level plus the 0.5m freeboard. This value is a measurement at AHD (Australian Height Datum).

AHD Levels

A Licensed Surveyor should be engaged to determine the accurate AHD for a property. Contours and levels identified through Queensland Globe are estimated from LIDAR calculations and may not be 100% accurate.

Storm Tide Inundation Property Report

2RP723702

Produced: 26/04/2023

Property Information

Property Address	Pandanus Caravan Pk 107 Davidson Street PORT DOUGLAS
Lot Plan	(- m^2)

Selected Property | Easements | Property

Storm Tide Inundation Property Report

2RP723702

Produced: 26/04/2023

Storm Tide Inundation Property Information

The information below provides details of the projected Future Year 2100 Storm Tide Inundation Level that considers a Sea Level Rise of 0.8m AHD

Selected Property

Affected by the 1 % AEP Event for the year 2100

Storm Tide Inundation Property Report

2RP723702

Produced: 26/04/2023

JBPacific summary Information

Storm Tide Inundation Property Report

2RP723702

Produced: 26/04/2023

Storm Tide Range Detailed

Selected Property

StormTide Levels Detailed

Below 0.33000 | 2.16968 | 2.32640 | 2.47331 | 2.76642 | 2.91969 | 3.18777 and above

The Level for Construction – for Storm Tide Inundation Considerations

The lot is affected by storm tide inundation for the Year 2100, 1 in 100 (1% AEP) event. The 1% AEP for the year 2100 (including a Sea Level Rise of 0.8m) is at **2.927** (without freeboard).The Freeboard for the Study is 0.5m and is applied to determine Finished Floor Level for habitable rooms.

Finished Floor Level

The total required Finished Floor Level for habitable rooms is 3.427 m AHD

Note - Finished floor level is usually 225mm above the pad level.

Disclaimer

The maps show the estimated areas of inundation for the 1% AEP projected for the year 2100 having regard to a sea level rise of 0.8m. The report nominates required minimum habitable room minimum finished floor level. This minimum level is determined from the best data to date held by Council. This storm tide inundation flood level, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating flood levels. Storm tide Inundation analysis is based on comprehensive computer modelling calibrated against actual storm tides. The website provides locations, street names, aerial photography and available storm tide inundation data for the Shire areas that were included in the JB Pacific Storm Tide Inundation Methodologies Study. This property reporting tool is not a substitute for a detailed Coastal Engineering analysis of a property and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.

2018 Douglas Shire Council Planning Scheme Property Report

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Visit Council's website to apply for an official property search or certificate, or contact the Department of Natural Resources, Mines and Energy to undertake a title search to ascertain how easements may affect a premise.

Property Information

Property Address	Dougies Backpackers 109-111 Davidson Street PORT DOUGLAS
Lot Plan	3RP909815 (Freehold - 6703m^2)

Selected Property | Easements | Land Parcels

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Zoning

Applicable Zone
Tourist Accommodation

More Information
- View Section 6.2.14 Tourist Accommodation Zone Code
- View Section 6.2.14 Tourist Accommodation Zone Compliance table
- View Section 6.2.14 Tourist Accommodation Zone Assessment table

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Local Plans	**Applicable Precinct or Area** Port Douglas - Craiglie	**More Information** • View Section 7.2.4 Port Douglas/Craiglie Local Plan Code • View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table
Acid Sulfate Soils	**Applicable Precinct or Area** Acid Sulfate Soils (< 5m AHD)	**More Information** • View Section 8.2.1 Acid Sulfate Soils Overlay Code • View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table
Coastal Processes	**Applicable Precinct or Area** Erosion Prone Area	**More Information** • View Section 8.2.3 Coastal Environment Overlay Code • View Section 8.2.3 Coastal Environment Overlay Compliance table
Flood Storm	**Applicable Precinct or Area** Medium Storm Tide Hazard High Storm Tide Hazard 100 Year ARI - Mosman and Port Douglas Flood Studies	**More Information** • View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code • View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table
Landscape Values	**Scenic Buffer Area** Scenic route buffer View corridor	**More Information** • View Section 8.2.6 Landscape Values Overlay Code • View Section 8.2.6 Landscape Values Overlay Compliance table
Transport Noise Corridors	**Applicable Precinct or Area** Category 1: 58 dB(A) =< Noise Level < 63 dB(A) Category 2: 63 dB(A) < Noise Level < 68 dB(A)	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table
Transport Pedestrian Cycle	**Applicable Precinct or Area** Neighbourhood Route	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table
Transport Road Hierarcy	**Applicable Precinct or Area** Access Road Major Transport Corridor Buffer Area (State Controlled Road)	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table

Zoning

Applicable Zone

Tourist Accommodation

More Information

- View Section 6.2.14 Tourist Accommodation Zone Code
- View Section 6.2.14 Tourist Accommodation Zone Compliance table
- View Section 6.2.14 Tourist Accommodation Zone Assessment table

Selected Property

Land Parcels

Zoning

- Centre
- Community Facilities
- Conservation
- Environmental Management
- Industry
- Low Density Residential
- Low-medium Density Residential
- Medium Density Residential
- Recreation and Open Space
- Rural
- Rural Residential
- Special Purpose
- Tourism
- Tourist Accommodation

Local Plans

Applicable Precinct or Area

Port Douglas - Craiglie

More Information

- View Section 7.2.4 Port Douglas/Craiglie Local Plan Code
- View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table

Selected Property

Land Parcels

Transport Investigation Corridor

Transport Investigation Corridors

Major Road Connections

Major Road Connections

Major Road Connections (No Arrow)

Major Road Connections

Daintree River to Bloomfield

Daintree River to Bloomfield

Creb Track and Quaid Road

Creb Track

60 metre contour

60 metre contour

Local Plan Boundary

Local Plan Boundary

Local Plan Sub Precincts

1a Town Centre

1b Waterfront North

1c Waterfront South

1d Limited Development

1e Community and Recreation

1f Flagstaff Hill

Local Plan Precincts

Not Part of a Precinct

Precinct 1

Precinct 2

Precinct 3

Precinct 4

Precinct 5

Precinct 6

Precinct 7

Precinct 8

Precinct 9

Live Entertainment Precinct

Live Entertainment Precinct

Indicative Future Open Space

Indicative Future Open Space

Road Reserve Esplanade

Acid Sulfate Soils

Applicable Precinct or Area

Acid Sulfate Soils (< 5m AHD)

More Information

- View Section 8.2.1 Acid Sulfate Soils Overlay Code
- View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table

Selected Property

Land Parcels

Acid Sulfate Soils

Acid Sulfate Soils (< 5m AHD)

Acid Sulfate Soils (5-20m AHD)

all others

Coastal Processes

Applicable Precinct or Area

Erosion Prone Area

More Information

- View Section 8.2.3 Coastal Environment Overlay Code
- View Section 8.2.3 Coastal Environment Overlay Compliance table

Selected Property | Land Parcels | Coastal Management District | Erosion Prone Area

Flood Storm

Applicable Precinct or Area

Medium Storm Tide Hazard

High Storm Tide Hazard

100 Year ARI - Mosman and Port Douglas Flood Studies

More Information

- View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code
- View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table

Selected Property | Land Parcels | Medium Storm Tide Hazard | High Storm Tide Hazard

100 Year ARI - Mossman Port Douglas and Daintree Flood Studies | Floodplain Assessment Overlay

Landscape Values

Scenic Buffer Area

Scenic route buffer

View corridor

More Information

- View Section 8.2.6 Landscape Values Overlay Code
- View Section 8.2.6 Landscape Values Overlay Compliance table

Selected Property

Land Parcels

Scenic Buffer Area

Gateway

Lookout

Scenic route

Scenic route buffer

View corridor

all others

Landscape Values

Coastal scenery

High landscape values

Medium Landscape Value

all others

Transport Noise Corridors

Applicable Precinct or Area

Category 1: 58 dB(A) =< Noise Level < 63 dB(A)

Category 2: 63 dB(A) < Noise Level < 68 dB(A)

More Information

- View Section 8.2.10 Transport Network Overlay Code
- View Section 8.2.10 Transport Network Overlay Compliance table

Selected Property

Land Parcels

Transport Noise Corridors Mandatory Area

- Category 0: Noise Level < 58 dB(A)
- Category 1: 58 dB(A) =< Noise Level < 63 dB(A)
- Category 2: 63 dB(A) < Noise Level < 68 dB(A)
- Category 3: 68 dB(A) =< Noise Level < 73 dB(A)
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Transport Noise Corridors Voluntary Area

- Category 0: Noise Level < 58 dB(A)
- Category 1: 58 dB(A) =< Noise Level < 63 dB(A)
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- Category 3: 68 dB(A) =< Noise Level < 73 dB(A)
- Category 4: Noise Level >= 73 dB(A)
- all others

Transport Pedestrian Cycle

Applicable Precinct or Area

Neighbourhood Route

More Information

- View Section 8.2.10 Transport Network Overlay Code
- View Section 8.2.10 Transport Network Overlay Compliance table

Selected Property

Land Parcels

Pedestrian and Cycle Network

- District Route
- Principal Route
- Future Principal Route
- Strategic Investigation Route
- Iconic Recreation Route
- all others
- Neighbourhood Route

Transport Road Hierarcy

Applicable Precinct or Area

Access Road

Major Transport Corridor Buffer Area (State Controlled Road)

More Information

- View Section 8.2.10 Transport Network Overlay Code
- View Section 8.2.10 Transport Network Overlay Compliance table

Selected Property

Land Parcels

Road Hierarchy

Access Road

Arterial Road

Collector Road

Industrial Road

Major Rural Road

Minor Rural Road

Sub Arterial Road

Unformed Road

all others

Major Transport Corridor Buffer Area

Disclaimer

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Storm Tide Inundation Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the nominated land parcel.

For more information refer to the JB Pacific Storm Tide Inundation Methodology Study This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: 07 4099 9444 or 1800 026 318 or email enquiries@douglas.qld.gov.au.

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Visit Council's website to apply for an official property search or certificate, or contact the Department of Natural Resources, Mines and Energy to undertake a title search to ascertain how easements may affect land.

JB Pacific Storm Tide Inundation Methodology Study

The purpose of the Douglas Shire Storm Tide Inundation Methodologies Study was to review and analyse different methodologies, identify a best practise model for the Shire's coastal urban areas, run this preferred best practise model and calculate the minimum heights for the 1% AEP (Annual Exceedance Probability) storm tide inundation for the year 2100 having regard to a 0.8m sea level rise for urban coastal properties.

Excerpt from the JB Pacific Storm Tide Inundation Methodology Report -

Storm Tide Inundation

The Douglas Shire coastline experiences a range of hydrodynamic, waves, and morphologic processes that are linked through dependant and independent variables. This includes the underlying astronomical tide, the passage of local storms and cyclones, the interaction of storm surges along the open coastline, the local wave climate, any sheltering provided by nearshore reefs, and the role of nearshore and dune vegetation. A range of these coastal processes are shown in Figure 2-1.

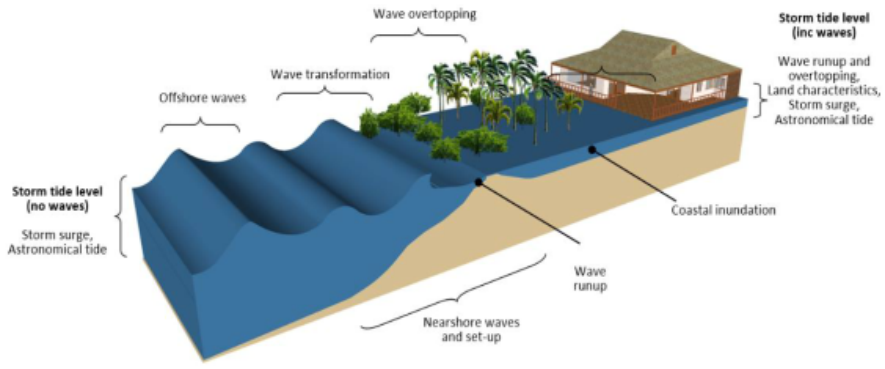

Figure 2-1: Drivers of coastal risk

Importantly storm tide inundation can be from the overtopping at the foreshore as well as wave runup through estuaries and inundate from "behind" a locality. Check out the animation of this activity through the local estuaries in the animation on Council's website.

Future Year 2100 Projected Levels

On 2 July 2017 the Planning Act 2016 came into effect as part of the Queensland Government's commitment to delivering planning reform across the State and the State Planning Policies reinstating the need to consider the 1% AEP (Average Exceedance Probability) Storm Tide Inundation level for the year 2100 with a 0.8m sea level rise. The 1% AEP is referred to as the one in one hundred year event. The 1%AEP is the minimum we need to consider and plan for.

Freeboard

There are numerous variants that can affect the modelled levels. To account for the differences in these variants a "freeboard" is applied. For the JB Pacific Storm Tide Inundation Methodology Study these differences have been considered within a nominal 0.5m freeboard level. Minimum levels for habitable rooms need to consider the Finished Floor Level (FFL) being the 1%AEP level plus the 0.5m freeboard. This value is a measurement at AHD (Australian Height Datum).

AHD Levels

A Licensed Surveyor should be engaged to determine the accurate AHD for a property. Contours and levels identified through Queensland Globe are estimated from LIDAR calculations and may not be 100% accurate.

Storm Tide Inundation Property Report

3RP909815

Produced: 26/04/2023

Property Information

Property Address	Dougies Backpackers 109-111 Davidson Street PORT DOUGLAS
Lot Plan	(- m^2)

Selected Property | Easements | Property

Storm Tide Inundation Property Report

3RP909815

Produced: 26/04/2023

Storm Tide Inundation Property Information

The information below provides details of the projected Future Year 2100 Storm Tide Inundation Level that considers a Sea Level Rise of 0.8m AHD

Selected Property

Affected by the 1 % AEP Event for the year 2100

Storm Tide Inundation Property Report

3RP909815

Produced: 26/04/2023

JBPacific summary Information

Selected Property

StormTide Levels Overview

3 to 4 | 2 to 3 | 1 to 2 | 0.1 to 1 | 0 to 0

Storm Tide Inundation Property Report

3RP909815

Produced: 26/04/2023

Storm Tide Range Detailed

Selected Property

StormTide Levels Detailed

Below 0.33000 | 2.16968 | 2.32640 | 2.47331 | 2.76642 | 2.91969 | 3.18777 and above

The Level for Construction – for Storm Tide Inundation Considerations

The lot is affected by storm tide inundation for the Year 2100, 1 in 100 (1% AEP) event. The 1% AEP for the year 2100 (including a Sea Level Rise of 0.8m) is at **2.925** (without freeboard).The Freeboard for the Study is 0.5m and is applied to determine Finished Floor Level for habitable rooms.

Finished Floor Level

The total required Finished Floor Level for habitable rooms is 3.425 m AHD

Note - Finished floor level is usually 225mm above the pad level.

Disclaimer

The maps show the estimated areas of inundation for the 1% AEP projected for the year 2100 having regard to a sea level rise of 0.8m. The report nominates required minimum habitable room minimum finished floor level. This minimum level is determined from the best data to date held by Council. This storm tide inundation flood level, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating flood levels. Storm tide Inundation analysis is based on comprehensive computer modelling calibrated against actual storm tides. The website provides locations, street names, aerial photography and available storm tide inundation data for the Shire areas that were included in the JB Pacific Storm Tide Inundation Methodologies Study. This property reporting tool is not a substitute for a detailed Coastal Engineering analysis of a property and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.

2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.

For more information and to determine if the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: 07 4099 9444 or 1800 026 318 or email enquiries@douglas.qld.gov.au.

Visit Council's website to apply for an official property search or certificate, or contact the Department of Natural Resources, Mines and Energy to undertake a title search to ascertain how easements may affect a premise.

Property Information

Property Address	Zai Restaurant 113 Davidson Street PORT DOUGLAS
Lot Plan	4RP909815 (Freehold - 1470m^2)

Selected Property | Easements | Land Parcels

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Zoning

Applicable Zone
Tourist Accommodation

More Information
- View Section 6.2.14 Tourist Accommodation Zone Code
- View Section 6.2.14 Tourist Accommodation Zone Compliance table
- View Section 6.2.14 Tourist Accommodation Zone Assessment table

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Local Plans	**Applicable Precinct or Area** Port Douglas - Craiglie	**More Information** • View Section 7.2.4 Port Douglas/Craiglie Local Plan Code • View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table
Acid Sulfate Soils	**Applicable Precinct or Area** Acid Sulfate Soils (< 5m AHD)	**More Information** • View Section 8.2.1 Acid Sulfate Soils Overlay Code • View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table
Landscape Values	**Scenic Buffer Area** Scenic route buffer View corridor	**More Information** • View Section 8.2.6 Landscape Values Overlay Code • View Section 8.2.6 Landscape Values Overlay Compliance table
Transport Noise Corridors	**Applicable Precinct or Area** Category 1: 58 dB(A) =< Noise Level < 63 dB(A) Category 2: 63 dB(A) < Noise Level < 68 dB(A)	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table
Transport Pedestrian Cycle	**Applicable Precinct or Area** Neighbourhood Route	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table
Transport Road Hierarcy	**Applicable Precinct or Area** Access Road Major Transport Corridor Buffer Area (State Controlled Road)	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table

Zoning

Applicable Zone

Tourist Accommodation

More Information

- View Section 6.2.14 Tourist Accommodation Zone Code
- View Section 6.2.14 Tourist Accommodation Zone Compliance table
- View Section 6.2.14 Tourist Accommodation Zone Assessment table

Selected Property

Land Parcels

Zoning

- Centre
- Community Facilities
- Conservation
- Environmental Management
- Industry
- Low Density Residential
- Low-medium Density Residential
- Medium Density Residential
- Recreation and Open Space
- Rural
- Rural Residential
- Special Purpose
- Tourism
- Tourist Accommodation

Local Plans

Applicable Precinct or Area

Port Douglas - Craiglie

More Information

- View Section 7.2.4 Port Douglas/Craiglie Local Plan Code
- View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table

Selected Property

Land Parcels

Transport Investigation Corridor

Transport Investigation Corridors

Major Road Connections

Major Road Connections

Major Road Connections (No Arrow)

Major Road Connections

Daintree River to Bloomfield

Daintree River to Bloomfield

Creb Track and Quaid Road

Creb Track

60 metre contour

60 metre contour

Local Plan Boundary

Local Plan Boundary

Local Plan Sub Precincts

1a Town Centre

1b Waterfront North

1c Waterfront South

1d Limited Development

1e Community and Recreation

1f Flagstaff Hill

Local Plan Precincts

Not Part of a Precinct

Precinct 1

Precinct 2

Precinct 3

Precinct 4

Precinct 5

Precinct 6

Precinct 7

Precinct 8

Precinct 9

Live Entertainment Precinct

Live Entertainment Precinct

Indicative Future Open Space

Indicative Future Open Space

Road Reserve Esplanade

Acid Sulfate Soils

Applicable Precinct or Area

Acid Sulfate Soils (< 5m AHD)

More Information

- View Section 8.2.1 Acid Sulfate Soils Overlay Code
- View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table

Selected Property

Land Parcels

Acid Sulfate Soils

Acid Sulfate Soils (< 5m AHD)

Acid Sulfate Soils (5-20m AHD)

all others

Landscape Values

Scenic Buffer Area
Scenic route buffer
View corridor

More Information
- View Section 8.2.6 Landscape Values Overlay Code
- View Section 8.2.6 Landscape Values Overlay Compliance table

Selected Property

Land Parcels

Scenic Buffer Area
Gateway
Lookout
Scenic route
Scenic route buffer
View corridor
all others

Landscape Values
Coastal scenery
High landscape values
Medium Landscape Value
all others

Transport Noise Corridors

Applicable Precinct or Area

Category 1: 58 dB(A) =< Noise Level < 63 dB(A)

Category 2: 63 dB(A) < Noise Level < 68 dB(A)

More Information

- View Section 8.2.10 Transport Network Overlay Code
- View Section 8.2.10 Transport Network Overlay Compliance table

Selected Property

Land Parcels

Transport Noise Corridors Mandatory Area

- Category 0: Noise Level < 58 dB(A)
- Category 1: 58 dB(A) =< Noise Level < 63 dB(A)
- Category 2: 63 dB(A) < Noise Level < 68 dB(A)
- Category 3: 68 dB(A) =< Noise Level < 73 dB(A)
- Category 4: Noise Level >= 73 dB(A)
- all others

Transport Noise Corridors Voluntary Area

- Category 0: Noise Level < 58 dB(A)
- Category 1: 58 dB(A) =< Noise Level < 63 dB(A)
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- all others

Transport Pedestrian Cycle

Applicable Precinct or Area

Neighbourhood Route

More Information

- View Section 8.2.10 Transport Network Overlay Code
- View Section 8.2.10 Transport Network Overlay Compliance table

Selected Property

Land Parcels

Pedestrian and Cycle Network

- District Route
- Principal Route
- Future Principal Route
- Strategic Investigation Route
- Iconic Recreation Route
- all others
- Neighbourhood Route

Transport Road Hierarcy

Applicable Precinct or Area

Access Road

Major Transport Corridor Buffer Area (State Controlled Road)

More Information

- View Section 8.2.10 Transport Network Overlay Code
- View Section 8.2.10 Transport Network Overlay Compliance table

Selected Property

Land Parcels

Road Hierarchy

Access Road

Arterial Road

Collector Road

Industrial Road

Major Rural Road

Minor Rural Road

Sub Arterial Road

Unformed Road

all others

Major Transport Corridor Buffer Area

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Storm Tide Inundation Property Report

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JB Pacific Storm Tide Inundation Methodology Study

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Excerpt from the JB Pacific Storm Tide Inundation Methodology Report -

Storm Tide Inundation

The Douglas Shire coastline experiences a range of hydrodynamic, waves, and morphologic processes that are linked through dependant and independent variables. This includes the underlying astronomical tide, the passage of local storms and cyclones, the interaction of storm surges along the open coastline, the local wave climate, any sheltering provided by nearshore reefs, and the role of nearshore and dune vegetation. A range of these coastal processes are shown in Figure 2-1.

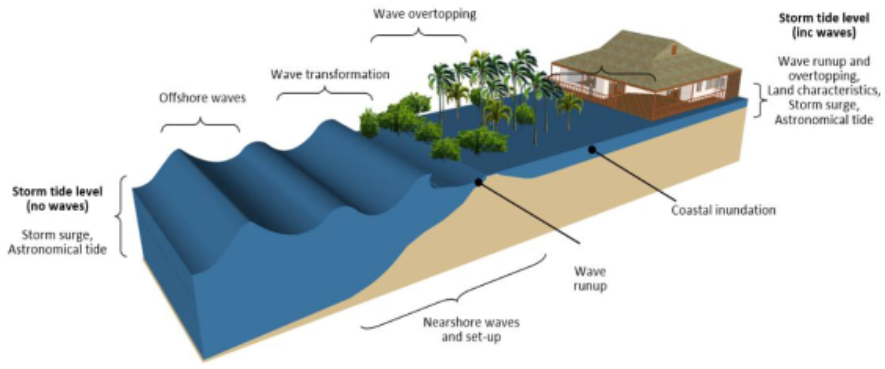

Figure 2-1: Drivers of coastal risk

Importantly storm tide inundation can be from the overtopping at the foreshore as well as wave runup through estuaries and inundate from "behind" a locality. Check out the animation of this activity through the local estuaries in the animation on Council's website.

Future Year 2100 Projected Levels

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Freeboard

There are numerous variants that can affect the modelled levels. To account for the differences in these variants a "freeboard" is applied. For the JB Pacific Storm Tide Inundation Methodology Study these differences have been considered within a nominal 0.5m freeboard level. Minimum levels for habitable rooms need to consider the Finished Floor Level (FFL) being the 1%AEP level plus the 0.5m freeboard. This value is a measurement at AHD (Australian Height Datum).

AHD Levels

A Licensed Surveyor should be engaged to determine the accurate AHD for a property. Contours and levels identified through Queensland Globe are estimated from LIDAR calculations and may not be 100% accurate.

Storm Tide Inundation Property Report

4RP909815

Produced: 26/04/2023

Property Information

Property Address	Zai Restaurant 113 Davidson Street PORT DOUGLAS
Lot Plan	(- m^2)

Selected Property | Easements | Property

Storm Tide Inundation Property Information

The information below provides details of the projected Future Year 2100 Storm Tide Inundation Level that considers a Sea Level Rise of 0.8m AHD

This property is not affected by the 1 % AEP Event for the year 2100

Storm Tide Inundation Property Report

4RP909815

Produced: 26/04/2023

JBPacific summary Information

Selected Property

StormTide Levels Overview

3 to 4 | 2 to 3 | 1 to 2 | 0.1 to 1 | 0 to 0

The Level for Construction – for Storm Tide Inundation Considerations

The Storm Tide inundation Study determined the lot is not affected by the 1% AEP for the year 2100. Consideration should be given to the height of nearby properties, the 1% AEP mapping of such properties, and due regard to freeboard.

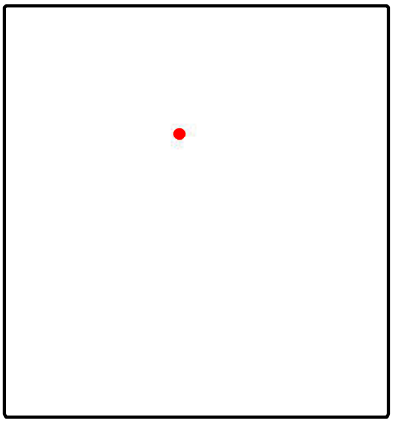
Disclaimer

The maps show the estimated areas of inundation for the 1% AEP projected for the year 2100 having regard to a sea level rise of 0.8m. The report nominates required minimum habitable room minimum finished floor level. This minimum level is determined from the best data to date held by Council. This storm tide inundation flood level, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating flood levels. Storm tide Inundation analysis is based on comprehensive computer modelling calibrated against actual storm tides. The website provides locations, street names, aerial photography and available storm tide inundation data for the Shire areas that were included in the JB Pacific Storm Tide Inundation Methodologies Study. This property reporting tool is not a substitute for a detailed Coastal Engineering analysis of a property and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.

State Assessment and Referral Agency

Date: 07/03/2023

Queensland Government



Matters of Interest for all selected Lot Plans

Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Area within 25m of a State-controlled road
State-controlled road

Matters of Interest by Lot Plan

Lot Plan: 4RP909815 (Area: 1,470 m^2)
Area within 25m of a State-controlled road
State-controlled road

Lot Plan: 2RP723702 (Area: 8,650 m^2)
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Area within 25m of a State-controlled road
State-controlled road

Lot Plan: 3RP909815 (Area: 6,703 m^2)
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Area within 25m of a State-controlled road
State-controlled road

Lot Plan: 1RP723702 (Area: 9,131 m^2)
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Area within 25m of a State-controlled road
State-controlled road

State Assessment and Referral Agency

Date: 07/03/2023

Queensland Government

Legend

Coastal area - high storm tide inundation area

Coastal area - high storm tide inundation area

0 25 50 75 100

Metres

State Assessment and Referral Agency

Date: 07/03/2023

Queensland Government

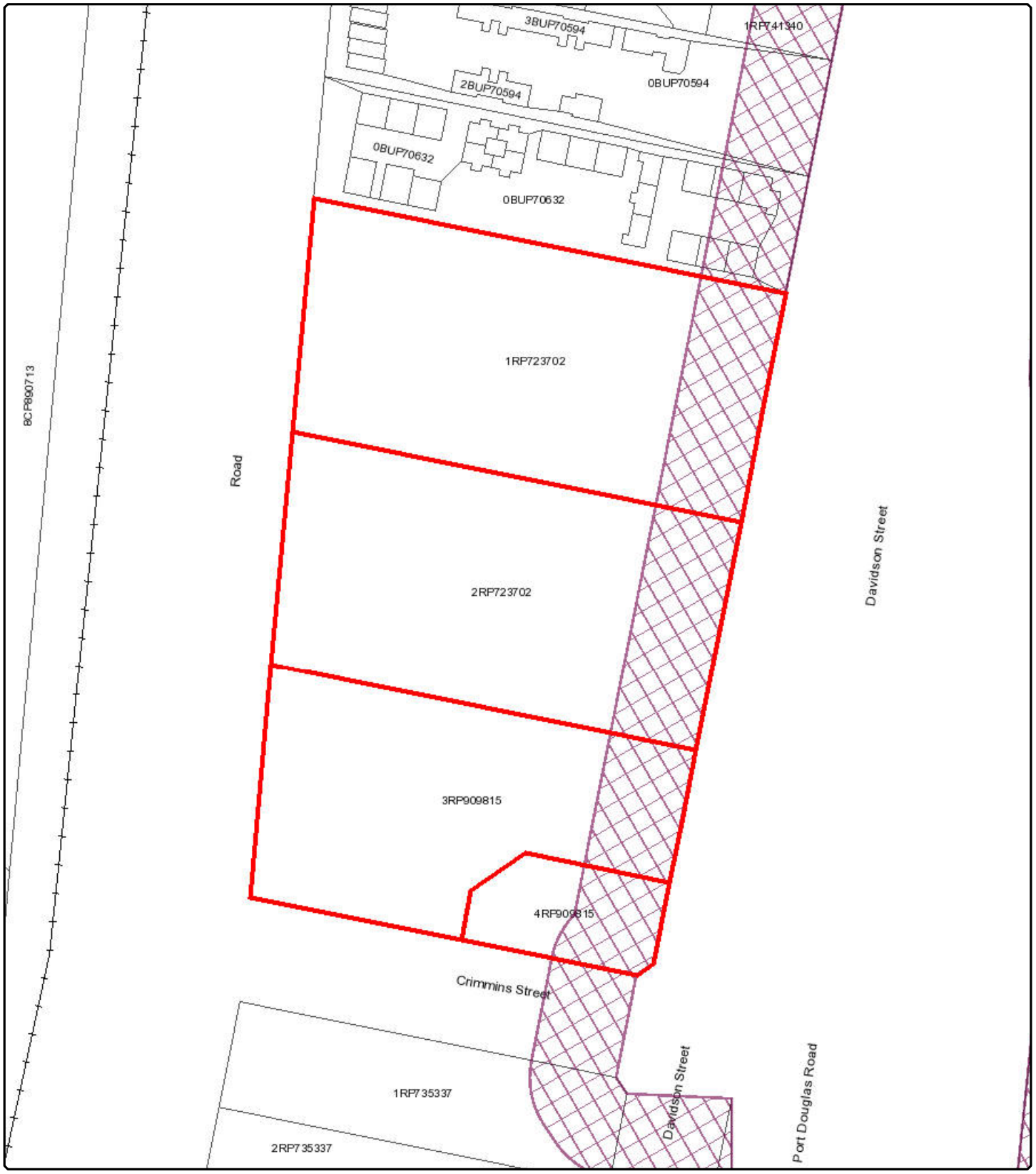
Legend

Coastal area - medium storm tide inundation area

Coastal area - medium storm tide inundation area

0 25 50 75 100

Metres



State Assessment and Referral Agency

Date: 07/03/2023

Queensland Government

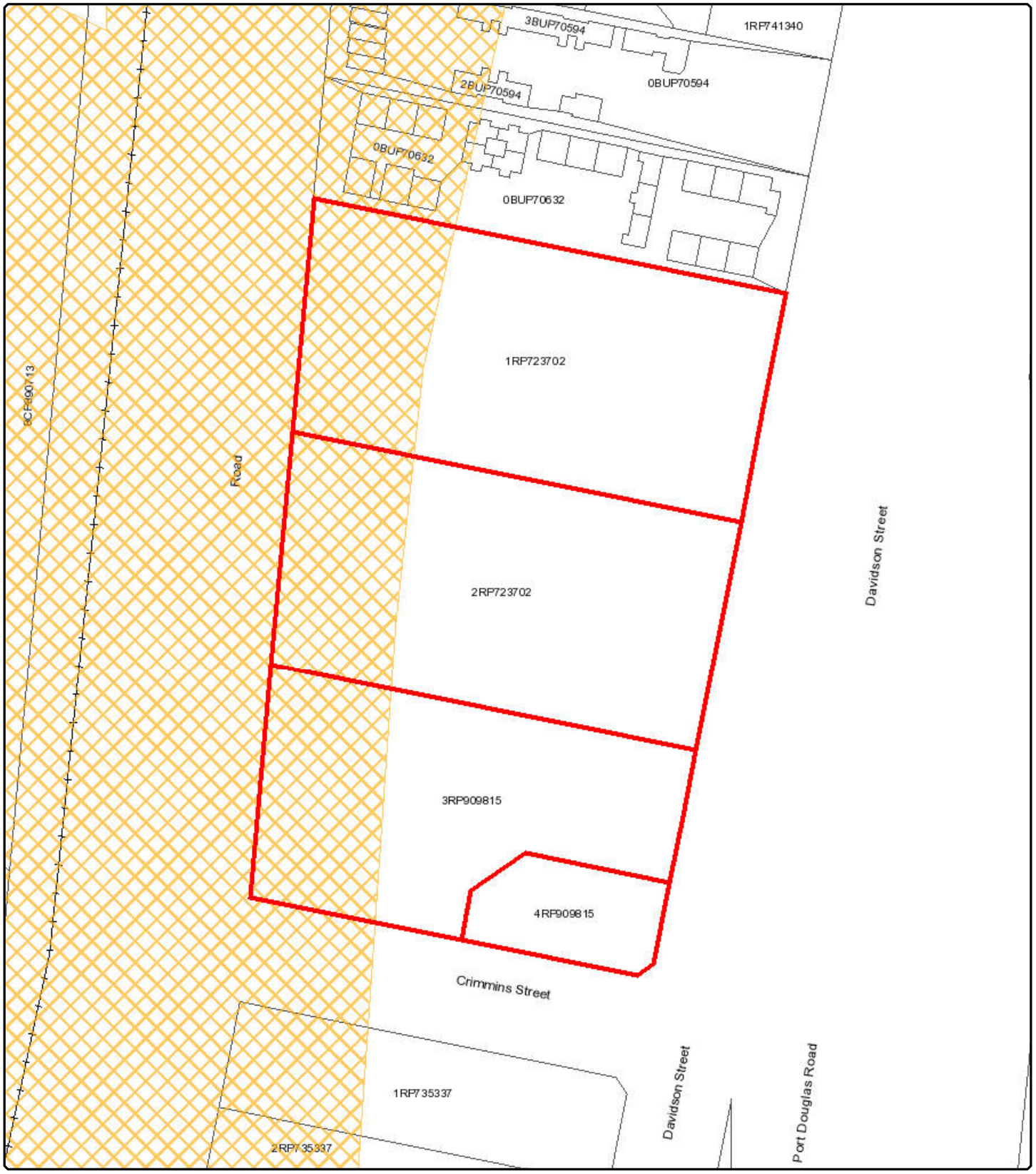
Legend

Area within 25m of a State-controlled road

Area within 25m of a State-controlled road

0 25 50 75 100

Metres



State Assessment and Referral Agency

Date: 07/03/2023

Queensland Government

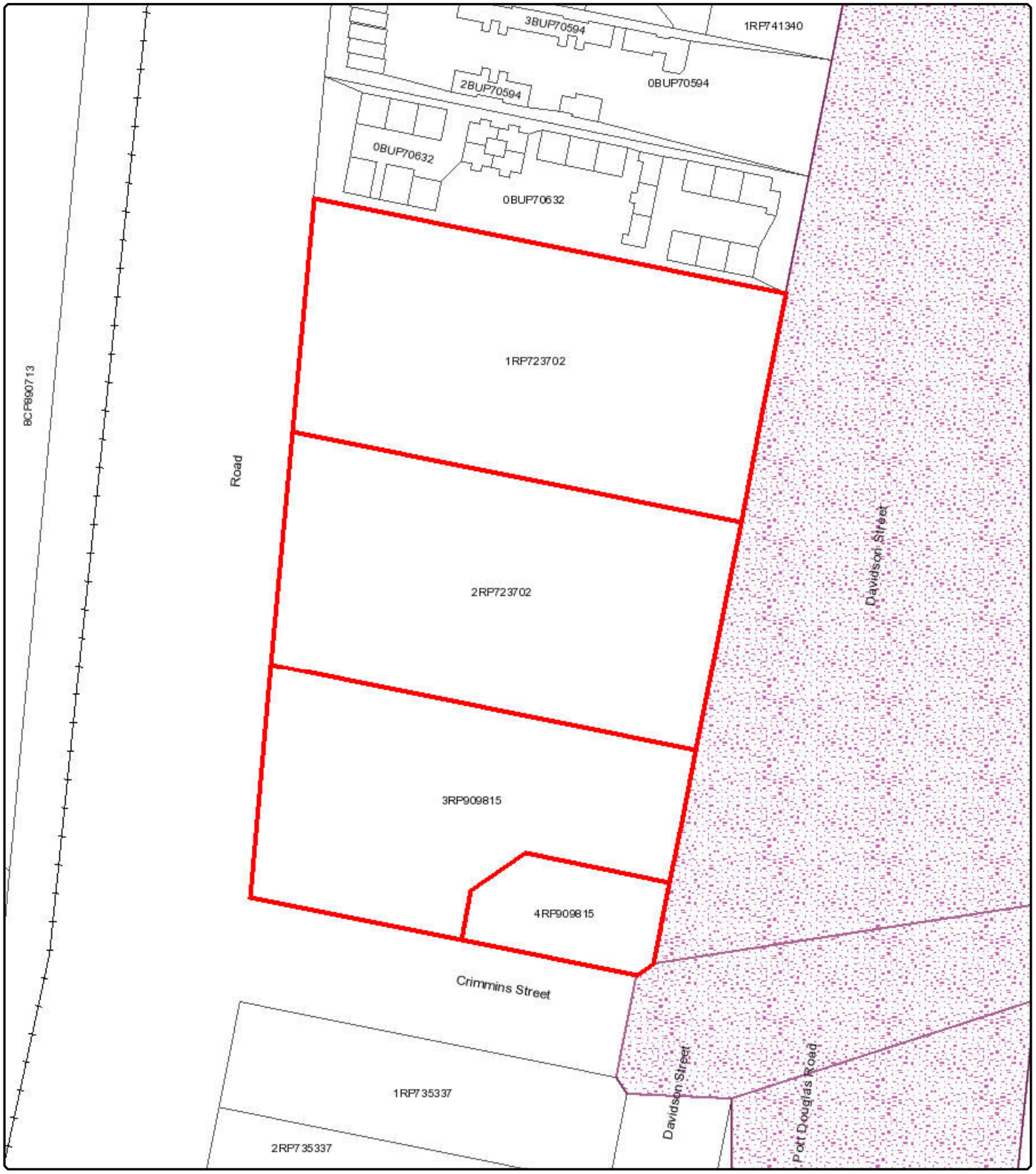
Legend

Coastal area - erosion prone area

Coastal area - erosion prone area

0 25 50 75 100

Metres



State Assessment and Referral Agency

Date: 07/03/2023

Queensland Government

Legend

State-controlled road

State-controlled road

0 25 50 75 100

Metres

Attachment 5

Civil Engineering Report

KELLY REASTON

kr

DEVELOPMENT & PROPERTY SERVICES

ENGINEERING ASSESSMENT REPORT

CIVIL WORKS

LOTS 1&2 RP723702 & LOTS 3&4 RP909815
DAVIDSON STREET, PORT DOUGLAS, QLD 4877

Project No. 23001 Port Douglas by Gurner

Reference No. Engineering Assessment Port Douglas by Gurner

Date: 8 May 2023

APPLIN CONSULTING
(KPAG P/L atf The Applin Family Trust)
ABN : 83 104 356 849

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Whitfield QLD 4870

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APPENDIX C	23001-SK003B SITE SECTIONS
APPENDIX D	23001-SK004B EXTERNAL SEWER PLAN
APPENDIX E	SEWER DEMAND TABULATION - PRE DEVELOPMENT
APPENDIX F	SEWER DEMAND TABULATION - POST DEVELOPMENT
APPENDIX G	WATER DEMAND TABULATION - PRE DEVELOPMENT
APPENDIX H	WATER DEMAND TABULATION - POST DEVELOPMENT

1.0 INTRODUCTION AND BACKGROUND

Applin Consulting has been commissioned by Gurner TM Nominee P/L to undertake the civil engineering assessment report in support of the Application for a Development Permit for Short Stay Accommodation, located at 109-113 Davidson Street in Port Douglas.

Gurner TM Nominee P/L proposes to redevelop the 2.595Ha site, currently operating as Dougies Backpackers and Pandanus Tourist Park, described as Lots 1&2 RP723702 and Lots 3&4 RP909815, from the current 4 lots into a luxury hotel and private homes shown in **Figure 1.1** below.

Site access will be via Davidson Street for guests and residents whilst service vehicles will access off Crimmins Street.

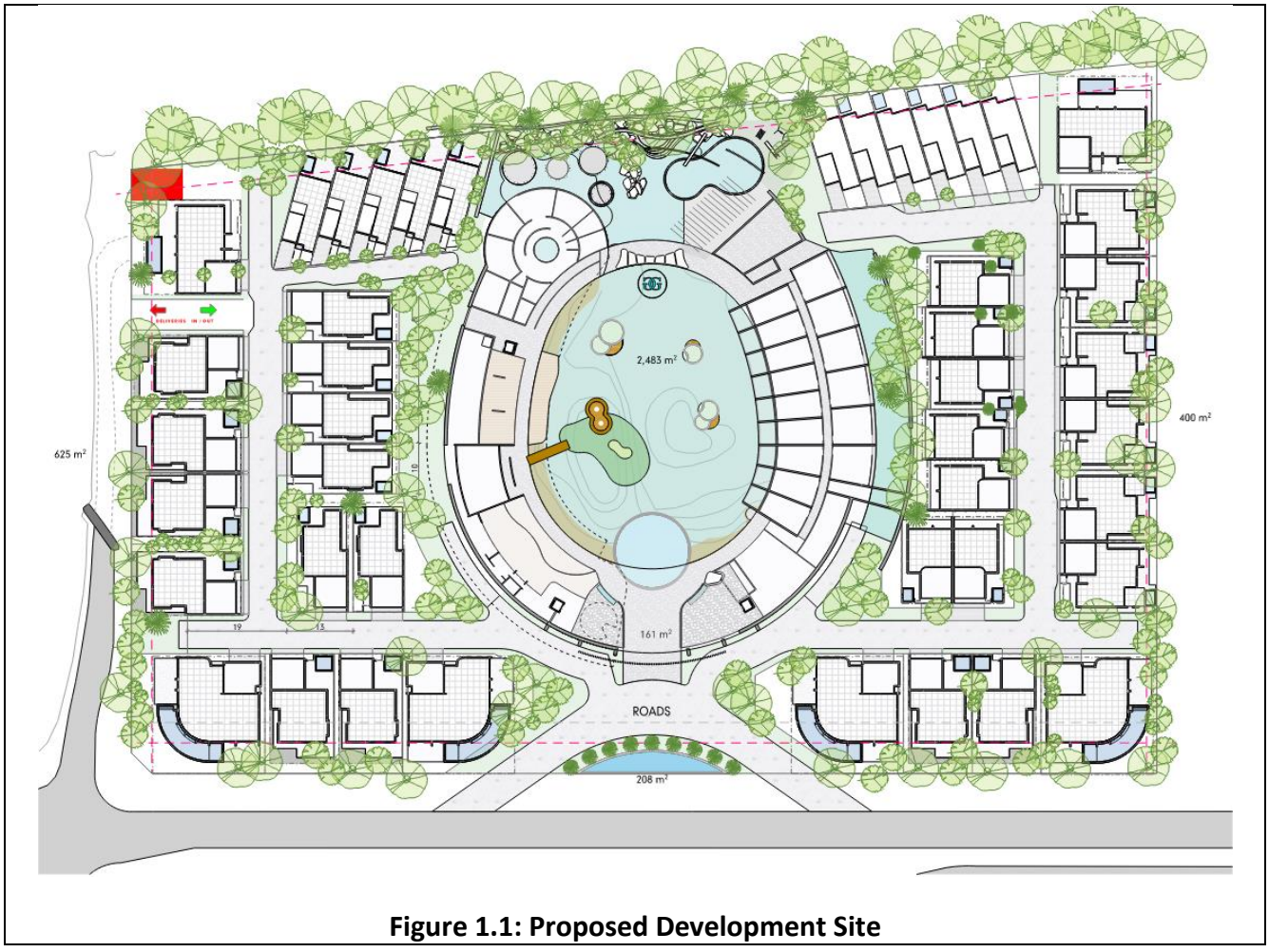


Figure 1.1: Proposed Development Site

2.0 PROJECT DESCRIPTION

The proposed redevelopment of Lots 1&2 RP723702 and Lots 3&4 RP909815 (Dougies Backpackers and Pandanus Tourist Park) will require the demolition of the existing buildings and underground services and the clearing of the remaining site vegetation across the site to allow cutting and filling of approximately 9,500m^3 of cut and the importing of approximately 15,000 m^3 of fill to elevate and reshape the site for drainage purposes and ensure all proposed lots are above the predicted 1% AEP storm surge plus 2100 Sea Level Rise of 800mm plus 500mm freeboard (i.e. RL 3.43 m AHD).

Despite most of the site being above RL 3.43m AHD, the higher proposed site elevations of RL 4.65m AHD to RL 5.55mAHD along the rear boundary, RL 5.25m AHD to RL 4.7mAHD along the front boundary and an FFL of RL 5.8mAHD for the hotel is driven by the need for a service basement with sufficient head height to accommodate service vehicles and to minimise excavation into any ASS/PASS material.

A preliminary Layout and Grading Plan 23001-SK001B depicting the proposed works and perimeter retaining wall heights is included in **Appendix A**.

The site is surrounded by the following features:

- Cummins Street along the southern boundary
- Davidson Street along the front eastern boundary
- The existing Lychee Tree Holiday Apartments along the northern boundary
- Existing vegetation along the western boundary

This site is a prominent site in Port Douglas with all major service infrastructure surrounding the site.

3.0 EARTHWORKS AND ESC

3.1 Background

The proposed lots are currently fully developed and operated as a backpacker and a caravan park with buildings and amenities consistent with these types of operations.

Geotechnical testing by GEO (Report 23003AA-D-RV01 dated 27 April 2023 , submitted under separate cover and not included in this report) reveals minimal fill (average of 200-300mm) has been placed to obtain the current gently sloping nature. The site slopes east to west generally from around RL 4.7m along the Davidson Street frontage to around RL 3.0m along the rear boundary resulting in a gentle slope across the site of approximately 1.2%. Refer November 2022 survey by RPS as shown in **Figure 3.1** below**.**

Selective clearing has occurred across the site and the site generally drains in a sheet flow manner towards the rear boundary with the exception of the backpacker lot which drains to the Crimmins Street drain via a graded car park and piped drainage system.

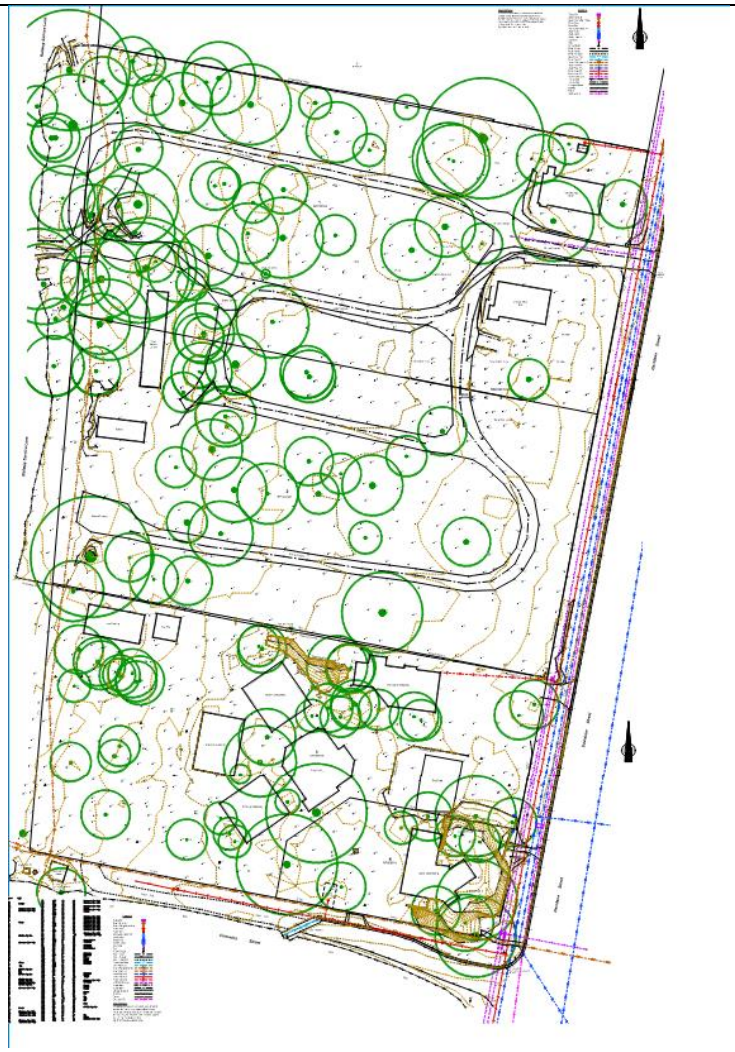


Figure 3.1: Existing Site Contours

3.2 Proposed Earthworks

Existing ground levels across the site generally range from low RL 3s along the rear boundary to high RL 4's along the Davidson Street frontage.

As discussed in Section 2.0 above, the FSL of the hotel of RL 5.8m AHD is set by the service basement's minimum head height of 4.5m, and gradient of the basement entrance ramp from Crimmins Street and the desire to limit excavation within any probable ASS/PASS material.

This hotel FSL and the need for connectivity with the surrounding buildings results in the site requiring the importation of fill and the retaining of the majority of the site's perimeter.

The perimeter retaining wall is generally keep below a height of 1.5m in the areas which are visible to the general public (i.e., north, east and south boundaries), however the height increases to approximately 2.6m high along the rear boundary where it is visually shielded by the existing vegetation.

Preliminary 12D modelling of the sites finished levels, basements and pools indicates earthworks volumes are in the order of the following amounts:

- Cut 9,500 m^3
- Fill 24,500 m^3

After consideration of bulking factors and fill won from services and retaining walls, the imported fill amount required for the proposed development is expected to be approximately 15,000m3.

A preliminary Site Sections Plan 23001-SK003B depicting the proposed works is included in **Appendix C** and below in **Figure 3.2** providing representation of the fill heights relative to the boundaries and throughout the site.

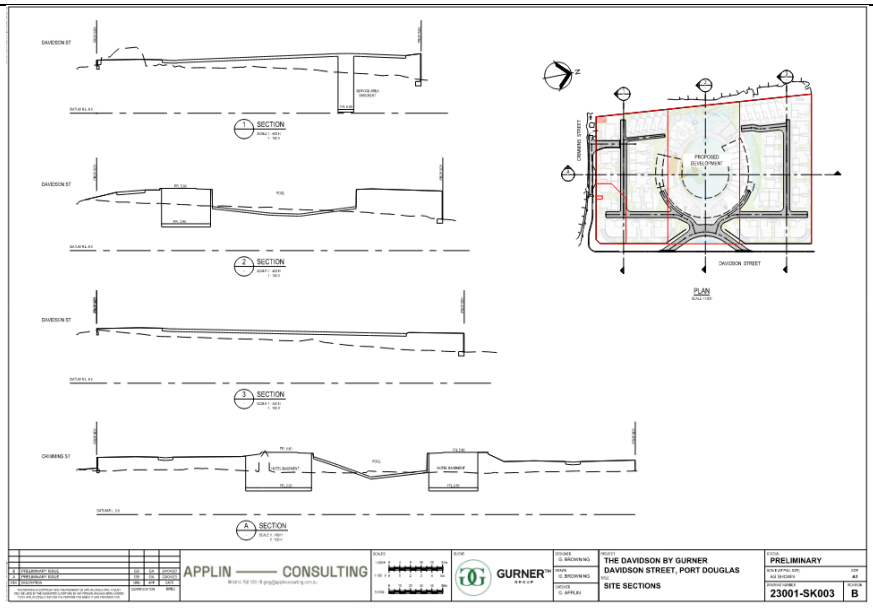


Figure 3.2: Site Sections from 12D Model

3.3 Site Geotechnical Testing

Site geotechnical testing and reporting has been carried out across the site by GEO P/L (Report 23003AA-D-RV01 dated 27 April 2023, submitted under separate cover and not included in this report) and the results indicates PASS materials maybe present in the marine clay unit which generally starts between RL 1.4m and RL -2.7m.

Given the FSL of the hotel site, only the proposed service basement and realigned sewer line have the potential to encounter any ASS/PASS material during construction. This will require treatment under an ASSMP which will be developed during the detailed design and submitted as part of the Operational Works submission.

3.4 Site Retaining

As discussed above perimeter retaining walls will be required with heights varying as summarised below:

- Along the northern boundary the wall height varies from 0.5m – 1.5m, with only the very back corner increasing to 2m to accommodate a local low point.
- Along Davidson Street frontage the wall height is generally less than 600 mm
- Along Crimmins Street frontage the wall height varies from 0.3m at the front corner to 1.5m at the service entrance and then increases to 2.2m in the rear corner just after the pump station.
- Along the rear (west) boundary the wall height varies from 2.2m – 2.6m, with most of the wall around 2.5m high.

Retaining walls exceeding 1m in height will be engineered with RPEQ certification provided.

3.5 Erosion and Sediment Control

Erosion and sediment control can easily be managed on site given the site is very gently sloping and given there are no external flow paths through the site. The filling and shaping of the site will result in 4 defined drainage paths, namely:

- North-west corner,
- Half-way along western boundary
- South-west corner and
- Near the south-east corner).

Refer **Figure 3.3** below.

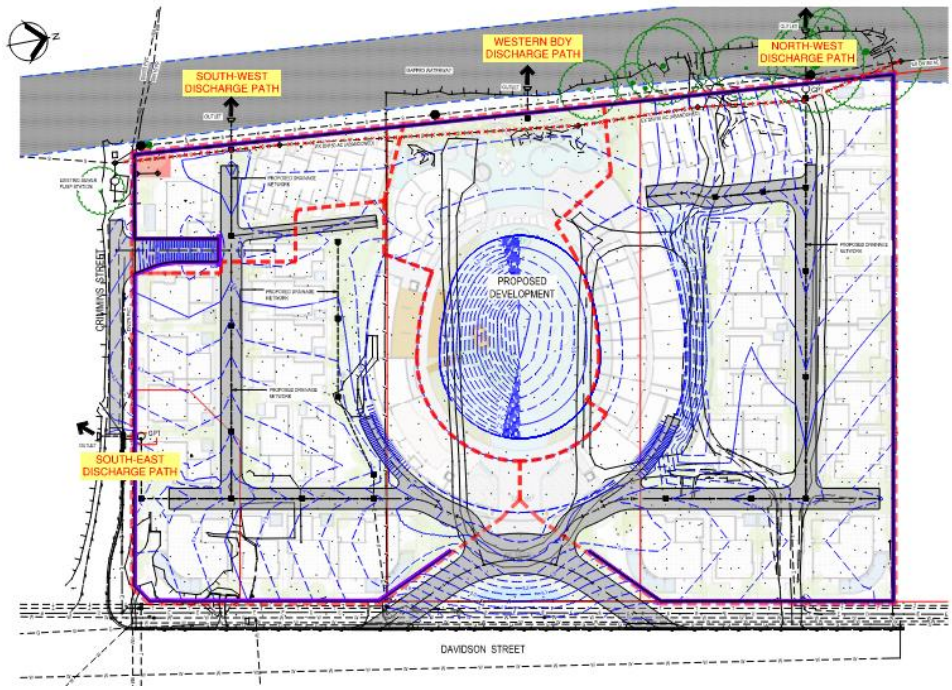


Figure 3.3: Site Discharge Locations

These erosion and sediment control works will be detailed in the Erosion and Sediment Control Plans submitted for the earthworks operational works approval and will be generally in accordance with best practice and FNQROC.

4.0 TRAFFIC

4.1 Traffic Impact Assessment

GHD, have undertaken a Traffic Impact Assessment (refer GHD Technical Memorandum Project No 12601184, submitted under separated cover and not included herein) for the proposed development to assess the existing traffic situation and identify any impacts from the proposed development.

The outcome of the assessment concluded "*It is deemed that the new high-end resort development will have minimal to negligible impact on to the existing traffic network. Traffic patterns around the development are expected to remain similar to the current situation as the events expected would not differ greatly to what the current businesses generate. With the new proposed aesthetic of the development, it could be expected that the frequency of events and visitors may increase however the generated traffic will remain similar.*"

We concur with this summary.

4.2 Internal Swept Paths

An internal swept path review for the design vehicles has been undertaken by GHD to confirm vehicles can be accommodated within the site.

We understand that a garbage collection truck will not be operating within the private homes area of the site as these homes are part of a community title scheme with garbage collection managed by the hotel. On nominated days during the week, hotel staff will transport household waste to the service basement area compactor unit, via a ute and trailer system, for collection by a private third-party arrangement.

4.3 Service Road Upgrade

The proposed development incorporates a service basement with a proposed entrance off Crimmins Street near the existing sewer pump station. Currently Crimmins Street is only sealed just past the Dougies Backpackers carpark crossover as shown in **Figure 4.1** below.

Figure 4.1: Crimmins Street Sealed Formation

A 3.5m wide concrete service road is proposed the accommodate service vehicles and also provide a more suitable access to Council's pump station the proposed site transformers as depicted on the preliminary Layout and Grading Plan 23001-SK001B included in **Appendix A** and shown below in **Figure 4.2**.

Figure 4.2: Proposed Service Road

Some minor reshaping and augmentation works will be required to the existing Crimmins Street pavement and concrete swale drain to accommodate the new concrete service road, but these works are minimal and can easily be detailed during the Operational Works stage.

5.0 STORMWATER DRAINAGE AND MANAGEMENT

This section will investigate the pre and post development's site drainage, how the drainage will be managed in accordance with FNQROC and QUDM requirements, and any impacts on the surrounding areas.

5.1 Existing Site Characteristics

As discussed, the site currently slopes east to west generally from around RL 4.7m along the Davidson Street frontage to around RL 3.0m along the rear boundary resulting in a gentle slope across the site of approximately 1.2%.

The site has no external catchments to contribute flows onto the site as the site is bound by Davidson Street on the eastern boundary, Crimmins Street on the southern boundary, existing open space vegetation on the western boundary and the Lychee Holiday Apartments on the northern boundary.

The site is fully developed as a caravan park and backpackers with associated infrastructure such as internal circulation roads, amenities buildings, carparks etc. Refer aerial site view in **Figure 5.1** below.

Figure 5.1: Aerial Site View

Courtesy of QGlobe

5.2 Existing Site Flows

As described above, the site gently slopes east to west in a sheet flow manner with most of the site discharging across the rear western boundary into the open space tidal vegetation area with the exception of the Dougies backpackers site, which discharges via the shaped carpark and internal piped drainage system into the Crimmins Street open drain, which then ultimately flows a short distance to the same tidal vegetated area.

Refer aerial photos in **Figure 5.2** below.

Figure 5.2: Aerial Site Photos

Estimated total pre-development 10%AEP and 1%AEP (Q10 / Q100) flows are calculated at **0.88 m3/s** and **1.59 m3/s** respectively as per the table below.

Catchment	Area m2	T'c*	I10 mm/hr	I100 mm/hr	C10**	C100**	Q 10 m3/s	Q 100 m3/s
Pandanus	24,480	15	153.3	220.5	0.8	1.0	0.834	1.50
Dougies	1,470	15	153.3	220.5	0.8	1.0	0.050	0.09

** Based on standard inlet time for an urban residential area up to 3% (note site is approx. 1.2%)*

*** Existing site is fully developed with continuing high occupancy*

5.3 Proposed Site Drainage

A preliminary Drainage Layout Plan 23001-SK002B, depicting the proposed works is included in **Appendix B** and also shown below in **Figure 5.3,** providing representation of the proposed site drainage which has been developed in accordance with FNQROC and QUDM requirements to a preliminary level to provide an understanding of how the sites minor and major drainage will operate post construction.

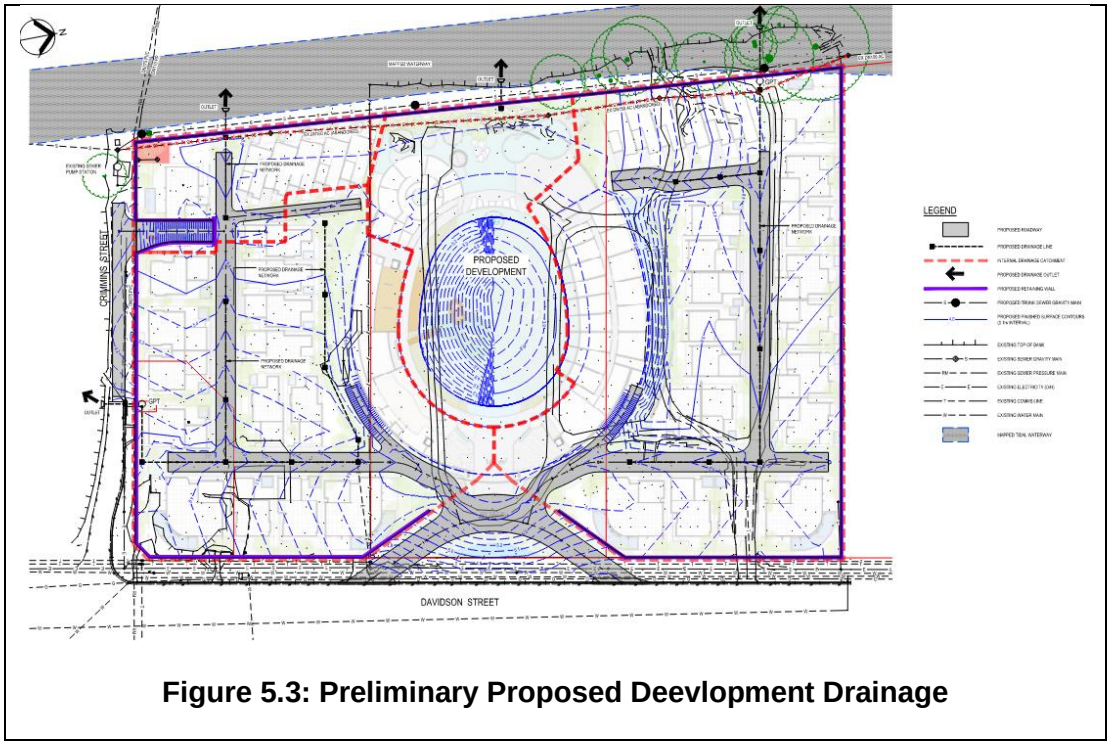


Figure 5.3: Preliminary Proposed Deevlopment Drainage

The detailed 12D earthworks model and preliminary road gradings were used to define the post development catchment areas for the sites proposed discharge points, which remain similar to the pre-developed state with the exception of a small amount of area draining to Davidson Street from the port cochere area.

Estimated total post-development 10%AEP and 1%AEP (Q10 / Q100) flows are calculated at **0.99 m3/s** and **1.59 m3/s** respectively as per the table below.

Catchment	Area m2	T'c*	I10 mm/hr	I100 mm/hr	C10**	C100**	Q 10 m3/s	Q 100 m3/s
Western North Cnr	11,020	15	153.3	220.5	0.9	1.0	0.42	0.67
Western Middle	4,260	15	153.3	220.5	0.9	1.0	0.16	0.26
Western South Cnr	1,890	15	153.3	220.5	0.9	1.0	0.07	0.12

Crimmins St Drain	7,820	15	153.3	220.5	0.9	1.0	0.30	0.48
Port Cochere	960	15	153.3	220.5	0.9	1.0	0.04	0.06

** Based on standard inlet time for an urban residential area up to 3% (note site is approx. 1.2%)*

*** Existing site is fully developed with continuing high occupancy*

5.4 Pre and Post Development Q10/Q100 Flows

As previously discussed above, the site discharge outlet locations remain similar in the post development concept, however flows are slightly increased in minor storm events only whilst the major storm flows (Q100) remain generally unchanged at the tidal vegetated area discharge location.

The table below summarises the additional flows in the minor 10%AEP (Q10) event and any proposed action required to accommodate the flow increases:

Catchment	Pre Development Q10 Flows* m3/s	Post Development Q10 Flows m3/s	Change m3/s (Q10)	Proposed Action
Western North Cnr	0.28	0.42	-0.14	Nil – A decrease in Q10 flows is expected due to downsizing of the catchment
Western Middle	0.28	0.16	-0.12	Nil – A decrease in Q10 flows is expected due to downsizing of the catchment
Western South Cnr	0.28	0.07	-0.21	Nil – A decrease in Q10 flows is expected due to downsizing of the catchment
Crimmins St Drain	0.05	0.30	0.25	Concrete line the drain bottom to increase capacity to accommodate the additional flows and reduce maintenance.
Port Cochere	0.00	0.04	0.04	Nil – Flow is minimal at only 40l/s in a Q10 event

** Pre development flow were even distributed across the boundaries to provide indicative flow values*

It can be noted from the table above that the only major increase in site discharge occurs into the Cummins Street drain. The proposed solution of concrete lining the bottom of this drain will increase the capacity significantly and easily accommodate the slight increase in flows whilst also reducing further maintenance by Council.

5.5 Stormwater Quality Treatment

In accordance with FNQROC's Design Manual D5 Stormwater Quality Management and the State Planning Policy, Spelstormwater have developed a site MUSIC model (sqz file not including but available is required, output is shown in **Figure 5.4** below), utilising their propriety products, to achieve the required stormwater quality objectives and achieve the below minimal treatments reductions:

- TSS 90% min removal (> 3.0 mm), 80% min removal (sand/sediment)
- TP 60% min removal
- TN 40% min removal

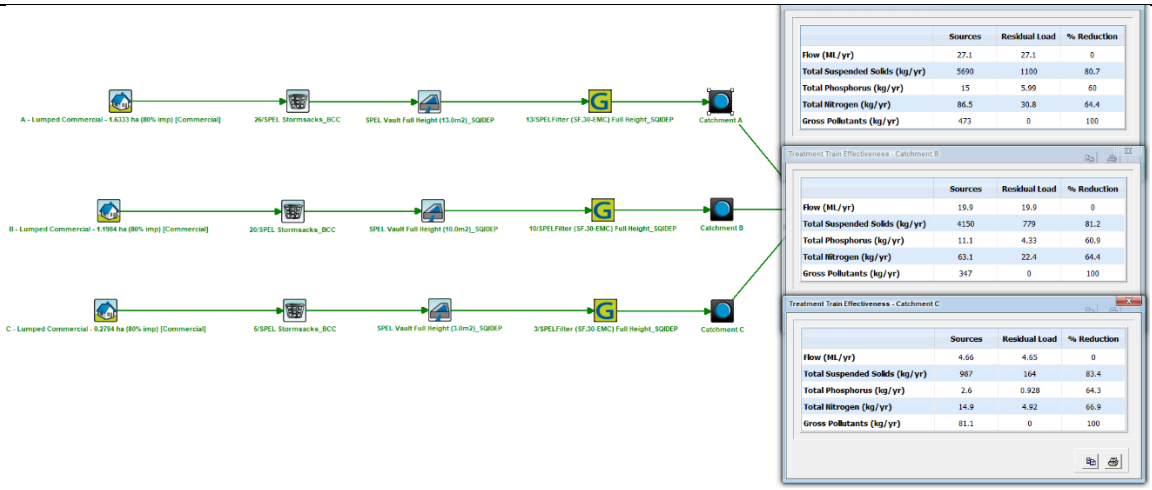


Figure 5.4: MUSIC Model Outputs

The above objectives are achieved by incorporating the following proposed cartridge type interception devices at the 3 main outlets listed below:

- Crimmins Street Drain Catchment
    - 26x SPEL Stormsack w/- 13x SPEL Filter cartridge in 2x modular SPELVault Precast Tank
- Western North Corner Catchment
    - 20x SPEL Stormsack w/- 10x SPEL Filter cartridge in a SPEL Precast Tank
- Western South Corner
    - 5x SPEL Stormsack w/- 3x SPEL Filter cartridge in a SPEL Precast Tank

The porte cochere area will remain untreated due to the minimal flows and the pool area also remains untreated due to minimal contaminate loadings from most of the catchment being pools.

Shown below in **Figure 5.5** is the General Arrangement Plan for a Spel Precast Concrete Tank as proposed.

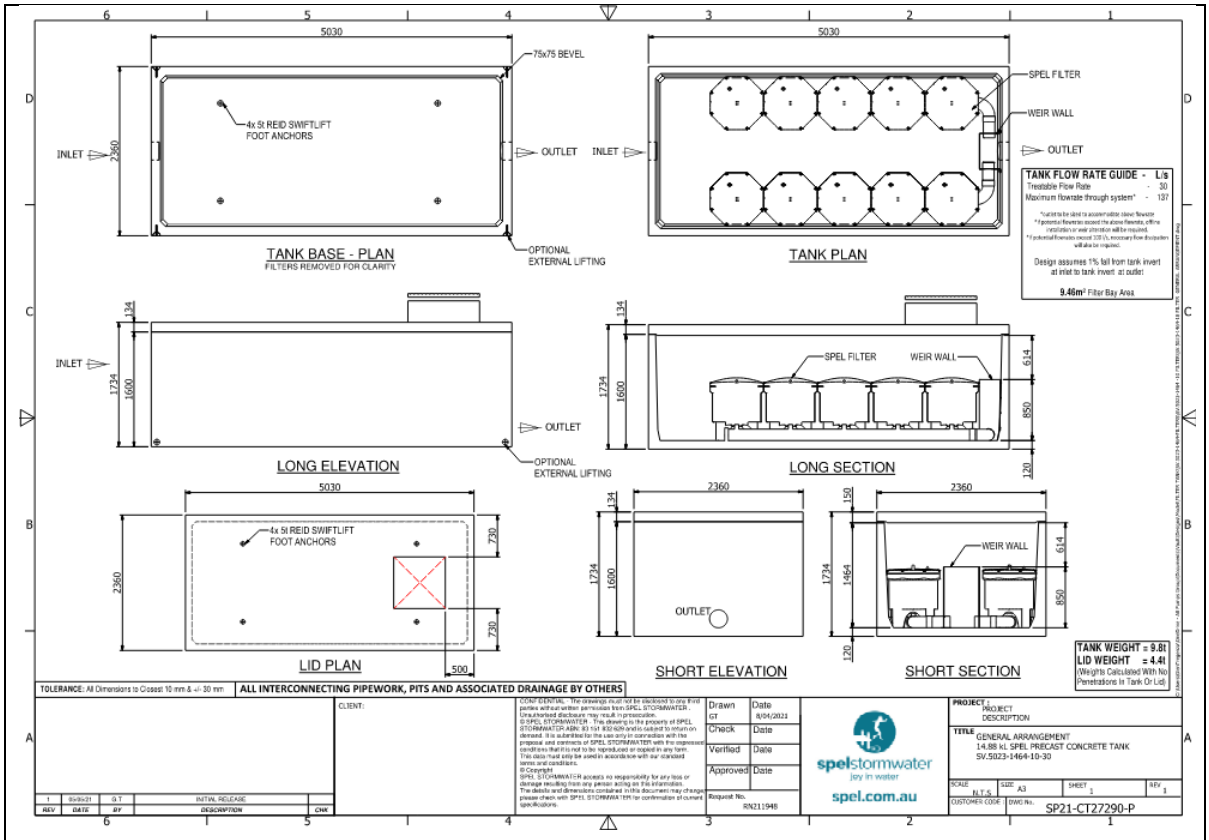


Figure 5.5: Spel GA of Precast Tank

5.6 Summary

The proposed developments stormwater will achieve compliance with FNQROC in terms of quality and discharge.

The development will only slightly increase minor storm discharge volumes whilst the major storm volumes remain generally unchanged. The minor increase will require a concrete lined base to the existing Crimmins Street drain to increase capacity and accommodate the minor flow increases.

6.0 SEWERAGE RETICULATION

6.1 Existing Infrastructure

The existing site (Dougies Backpackers and Pandanus Tourist Park) is currently sewered by a 4m deep 150 mm AC main, constructed in 1975, which crosses the boundary into the site in the north-east corner and then meanders along the rear boundary from anywhere between a 4.5m offset to a 5.7m offset before discharging into the existing sewer pump station in Crimmins Street. Refer **Figure 6.1** below.

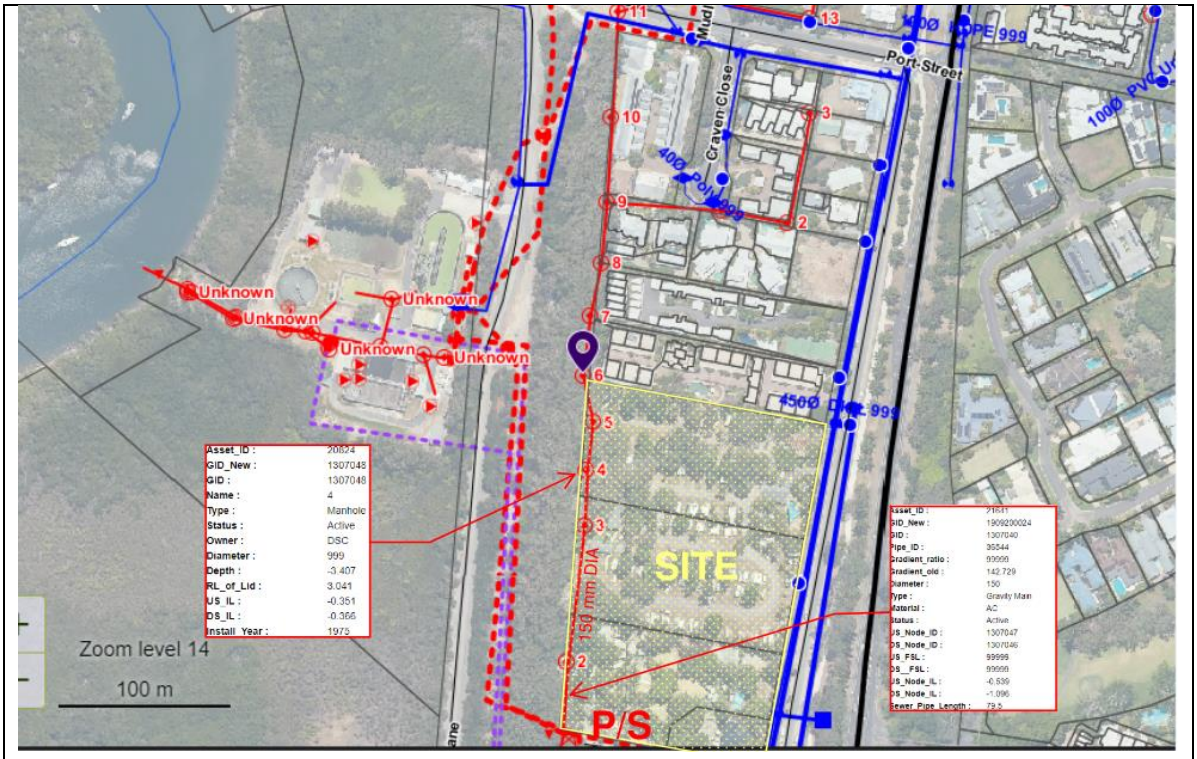


Figure 6.1: Sewer Alignment Along Rear Bdy

6.2 Pre and Post Development Demands

Pre-development and post-development sewerage demand calculations have been undertaken in accordance with the FNQROC Design Manual D7 Sewerage System to determine what impacts the site redevelopment will have on the existing sewerage infrastructure and to determine if any upgrade of sewerage infrastructure is needed to accommodate the redevelopment.

6.2.1 Pre-Development Demands

The existing site demands have been based off the current site facilities and cross referenced against the Douglas Shire Council Operation Permits. A summary of usage is shown in the table below:

Site	Van/Tent Sites	Cabins	Rooms	Managers House	Bar/Lounge/Cafe
Dougies Backpackers	40	-	20	1	100m2 (approx.)
Pandanus Tourist Park	103	15	-	1	-

In accordance with Section 7.08 Design Criteria Table 7.1 of FNQROC Design Manual D7 Sewerage System and the usage in the table above the existing site generates total EP demands for the combined sites of **237 EP** with a **ADWF of 0.741 l/s.**

Refer **Appendix E** for the Sewer Demand Tabulation - Pre Development calculations.

6.2.2 Post-Development Demands

The proposed site demands usage is shown in the table below:

Site	Private Homes	Hotel Rooms	Restaurant	Retail Space
Davidson by Gurner	44	107	402m2	-

In accordance with Section 7.08 Design Criteria Table 7.1 of FNQROC Design Manual D7 Sewerage System and the usage in the table above the proposed site development generates total EP demands of **238.9 EP** with a **ADWF of 0.747 l/s.**

Refer **Appendix F** for the Sewer Demand Tabulation - Post Development calculations.

6.3 Proposed Sewer

The development proposes to construct private houses with swimming pools and part of the hotel's pool area along the rear boundary within the current area occupied by the existing sewer main. As a result of this, and given the main is AC and close to 50 years old, the development proposes to realign this sewer outside of the rear property boundary in the open space area on a 2m offset between the rear boundary and the mapped "Tidal Waterway" zone.

The proposed realigned sewer will be constructed at the same IL's as the existing sewer and at the same grades, therefore not affecting the existing capacity. 150mm commercial connection points are proposed to service the whole site off the proposed 3 new manholes, to alleviate the need for deep internal sewers.

A preliminary External Sewer Plan 23001-SK004B depicting the proposed works is included in **Appendix F** with the area of works shown below in **Figure 6.2**.

Figure 6.2: External Sewer Realignment

The main will be at a depth which is likely to require Type 2 bedding (crushed rock working platform) and may encounter ASS/PASS material during construction which will require treatment under an ASSMP which will be developed during the detailed design and submitted as part of the Operational Works submission.

6.4 Summary

Based on the negligible increase on the existing sewerage infrastructure of **1.9EP or 0.007 l/s ADWF**, the proposed development can be serviced without any upgrading of the sewerage infrastructure.

The realignment of the existing 50 year old sewer main along the rear of the property is a significant benefit to Council.

7.0 WATER RETICULATION

7.1 Existing Infrastructure and Site Connection Points

Dougies Backpackers and Pandanus Tourist Park are currently serviced by separate water meters located at the front common boundary. Both meters connect to the existing 150mm AC main which fronts the site.

Adjacent to this 150mm main is a 450mm DICL trunk main, however, it is most likely the proposed development will connect to the existing 150mm AC main as proposed by H20 Consultants Hydraulic Design report.

7.2 Pre and Post Development Demands

Pre-development and post-development sewerage demand calculations have been undertaken in accordance with the FNQROC Design Manual D6 Water Reticulation to determine what impacts the site redevelopment will have on the existing water infrastructure and to determine if any upgrade of water infrastructure is needed to accommodate the redevelopment.

7.2.1 Pre-Development Demands

The existing site demands have been based off the current site facilities and cross referenced against the Douglas Shire Council Operation Permits. A summary of usage is shown in the table below:

Site	Van/Tent Sites	Cabins	Rooms	Managers House	Bar/Lounge/Cafe
Dougies Backpackers	40	-	20	1	100m2 (approx.)
Pandanus Tourist Park	103	15	-	1	-

In accordance with Section 6.07 Design Criteria Table 6.1 of FNQROC Design Manual D6 Water Reticulation and the usage in the table above the existing site generates total EP demands for the combined sites of **237 EP** with a **ADWF of 0.741 l/s.**

Refer **Appendix G** for the Water Demand Tabulation - Pre Development calculations.

7.2.2 Post-Development Demands

The proposed site demands usage is shown in the table below:

Site	Private Homes	Hotel Rooms	Restaurant	Retail Space
Davidson by Gurner	44	107	402m2	-

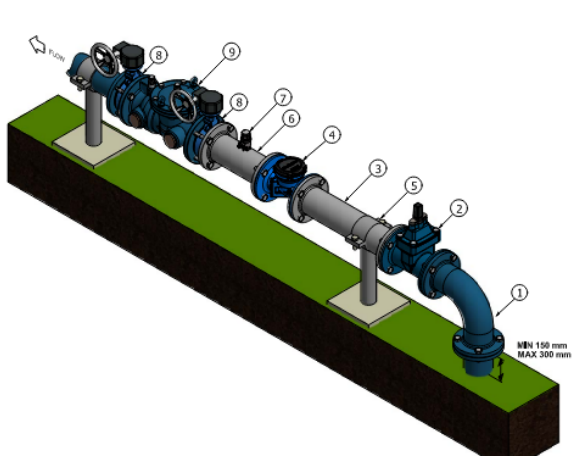
In accordance with Section 6.07 Design Criteria Table 6.1 of FNQROC Design Manual D6 Water Reticulation and the usage in the table above the proposed site development generates total EP demands of **238.9 EP** with a **ADWF of 0.747 l/s.**

Refer **Appendix H** for the Water Demand Tabulation - Post Development calculations.

7.3 Proposed Water Reticulation

As stated above and as proposed by H20 Consultants, the proposed development requires a single water connection point to service the site which will be appropriately sized by the hydraulic consultant during detailed design.

The connection point will requiring a standard Community Title Scheme type metering arrangement for potable and fire-fighting supplies, similar to that shown below in **Figure 7.1**. The private houses will also be supplied with a reticulated system with standard 20mm meters for household supplies, allowing each allotment to be billed for their water usage, like free hold titled properties.



NOTES:

1. THIS METER ASSEMBLY ARRANGEMENT IS APPLICABLE FOR A FIRE SERVICE OR A TOWNHOUSE STYLE COMMUNITY TITLE SCHEME (C.T.S.) DEVELOPMENT COMBINED FIRE AND DOMESTIC SERVICE.
2. A METER SIZING GUIDE FOR DOMESTIC FLOWS IS PROVIDED IN THIS DRAWING FOR REFERENCE ONLY. CORRECT METER SIZING IS THE RESPONSIBILITY OF THE HYDRAULIC ENGINEER.
3. THE START OF THE METER ASSEMBLY ARRANGEMENT SHALL BE LOCATED WITHIN TWO (2) METRES OF THE FRONT PROPERTY BOUNDARY (SEE LAYOUT SCHEMATIC), UPSTREAM OF ALL INTERNAL OFFTAKES, AND SHALL BE ACCESSIBLE FOR READING, MAINTENANCE AND REPLACEMENT AT ALL TIMES. THE PROPERTY SERVICE AND METER ASSEMBLY SHALL BE LOCATED AT LEAST 1.0m FROM ALL ELECTRICAL SOURCES AND AT LEAST 600mm HORIZONTALLY CLEAR OF EXISTING/FUTURE DRIVEWAYS, FENCES AND STRUCTURES. ANY OTHER ARRANGEMENT IS SUBJECT TO PRIOR APPROVAL BY QUU.
4. WATER METER ASSEMBLY SHALL HAVE 150 - 300 mm VERTICAL CLEARANCE BETWEEN FINISHED SURFACE LEVEL AND UNDERSIDE OF FLANGE (AS SHOWN).
5. ASSEMBLY DETAILED DOWNSTREAM OF THE PIPE (ITEM 6) IS SHOWN FOR REFERENCE ONLY AND IS CLASSIFIED AS INTERNAL PLUMBING. AS A MINIMUM, A CONTAINMENT BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED DOWNSTREAM OF THE PIPE (ITEM 6). THE BACKFLOW PREVENTION DEVICE MUST BE IN ACCORDANCE WITH A.S. 3500 AND BE AT LEAST A SINGLE CHECK VALVE.
6. WHERE THE FIRE SERVICE SUPPLIES BOTH HYDRANT AND SPRINKLER SERVICES, THE SPRINKLER SERVICE SHALL BRANCH OFF IMMEDIATELY DOWNSTREAM OF THE CONTAINMENT BACKFLOW PREVENTION DEVICE.
7. THIS DRAWING ILLUSTRATES A DN150 FIRE SERVICE OR TOWNHOUSE STYLE C.T.S. COMBINED FIRE AND DOMESTIC SERVICE ARRANGEMENT. FITTINGS FOR OTHER SIZE SERVICES WILL BE SLIGHTLY DIFFERENT. THE TABLE BELOW DOES NOT PROVIDE DETAILS FOR ALL THE FITTINGS REQUIRED, ONLY THE MAIN COMPONENTS.
8. THIS DRAWING IS FOR INFORMATION ONLY. ALL 'FOR CONSTRUCTION' DRAWINGS SHALL HAVE ENGINEERING CERTIFICATION BY A RELEVANT RPEQ.

Figure 7.1: Typical Metering Arrangement for Community Title Scheme Developments

(Diagram from QUU STD DRG : QUU-WAT-007A)

Flow testing undertaken by H20 Consultants indicates the development will also require storage tanks and pumps for fire fighting services. This will be detailed and certified during the building stage of the development.

7.4 Summary

Based on the negligible increase on the existing sewerage infrastructure of **1.9EP or 0.007 l/s ADWF**, the proposed development can be serviced without any upgrading of the water infrastructure.

The realignment of the existing 50-year-old sewer main along the rear of the property is a significant benefit to Council.

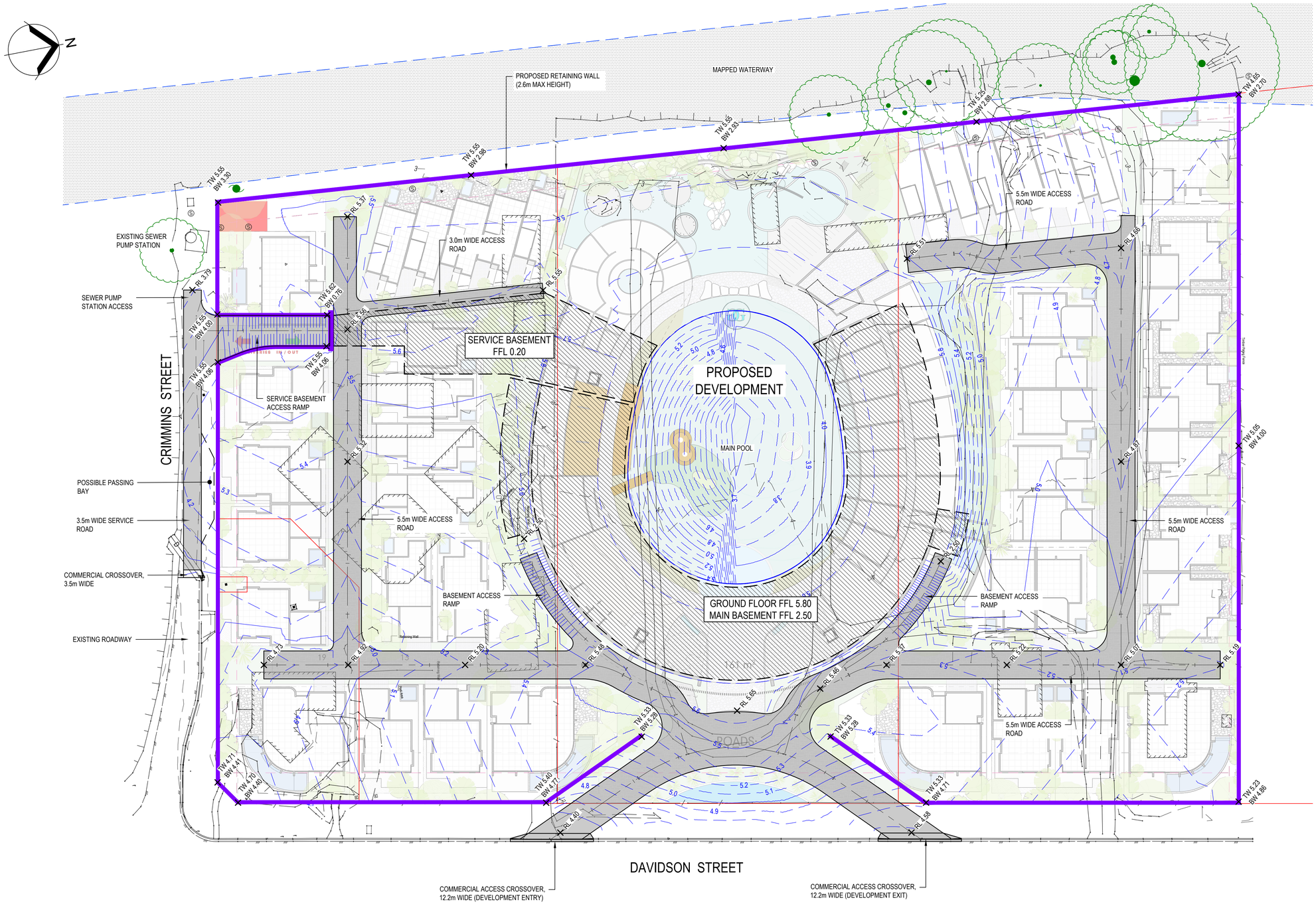
8.0 CONCLUSION

The development complies with the Council codes and the supporting reports and preliminary plans attached have been thoroughly considered and partially designed to ensure surety to Council in terms of the future servicing.

The proposed development is straight forward in its nature, and we envisage no engineering concerns associated with the development.

APPENDIX A

DATE PLOTTED: 24 April 2023 12:44 PM



LEGEND

- PROPOSED ROADWAY
- RL 4.58 — PROPOSED SURFACE LEVEL
- TW 5.23 BW 4.86 — PROPOSED RETAINING WALL LEVEL (TW = TOP OF WALL / BW = BOTTOM OF WALL)
- INTERNAL DRAINAGE CATCHMENT
- PROPOSED RETAINING WALL
- 4.0 — PROPOSED FINISHED SURFACE CONTOURS (0.1m INTERVAL)
- 4.0 — EXISTING SEWER PRESSURE MAIN
- EXISTING TOP OF BANK
- EXISTING STRUCTURE
- MAPPED TIDAL WATERWAY

PLAN
SCALE 1:400

REV	DESCRIPTION	DRN	APP	DATE
B	PRELIMINARY ISSUE	GB	GA	24/04/23
A	PRELIMINARY ISSUE	GB	GA	03/04/23

CERTIFICATION RPEQ

APPLIN CONSULTING
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SCALES 1:400 — 0 4 8 16 20 24m

CLIENT: GURNER™ GROUP

DESIGNED: G. BROWNING
DRAWN: G. BROWNING
CHECKED: G. APPLIN

PROJECT: THE DAVIDSON BY GURNER
DAVIDSON STREET, PORT DOUGLAS

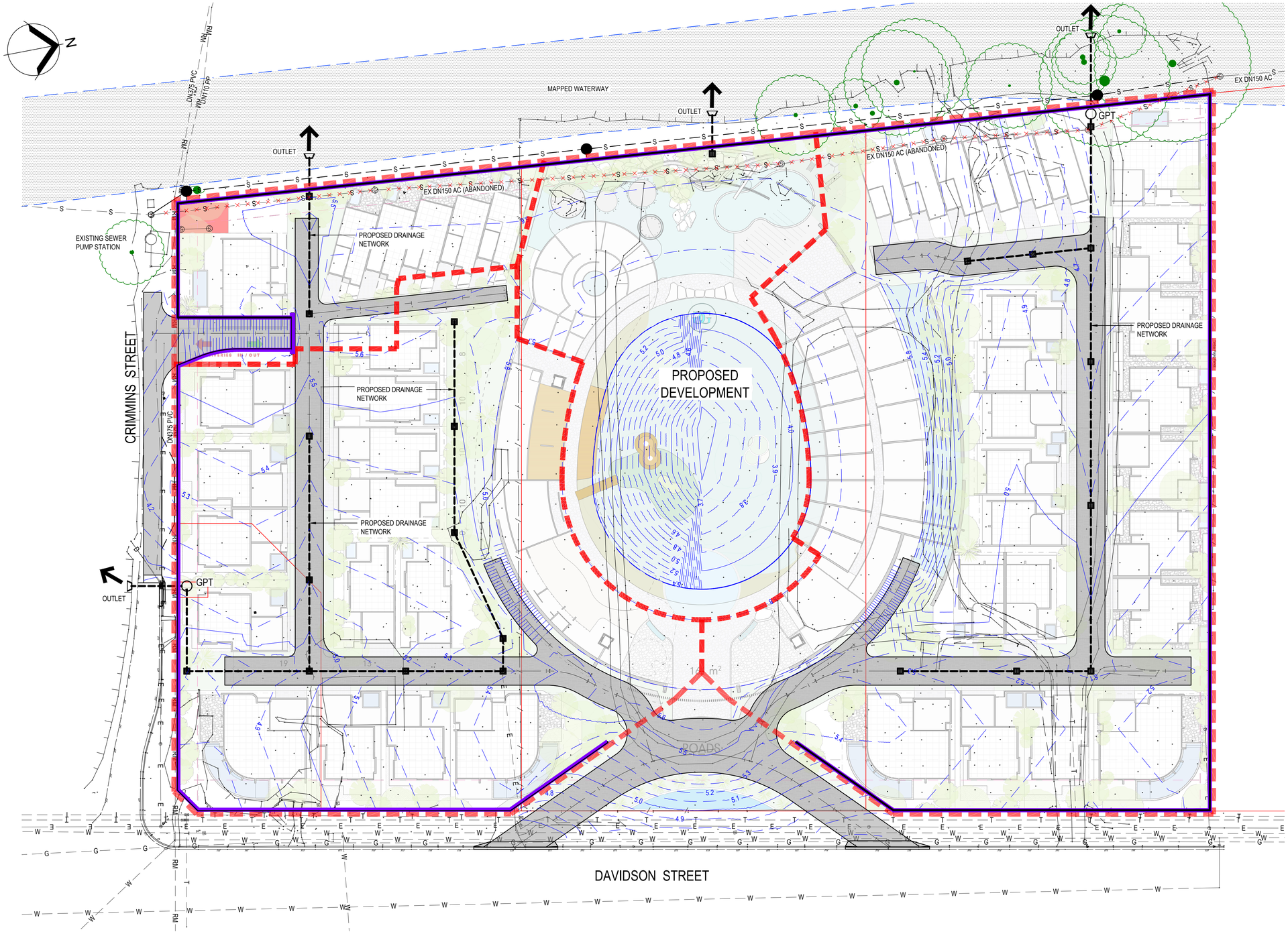
TITLE: LAYOUT AND GRADING PLAN

STATUS: PRELIMINARY
SCALE (AT FULL SIZE): 1:400
SIZE: A1
DRAWING NUMBER: 23001-SK001
REVISION: B

CAD File: 23001-SK001.dwg

APPENDIX B

DATE PLOTTED: 24 April 2023 12:46 PM



PLAN
SCALE 1:400

LEGEND

- PROPOSED ROADWAY
- PROPOSED DRAINAGE LINE
- INTERNAL DRAINAGE CATCHMENT
- PROPOSED DRAINAGE OUTLET
- PROPOSED RETAINING WALL
- PROPOSED TRUNK SEWER GRAVITY MAIN
- PROPOSED FINISHED SURFACE CONTOURS (0.1m INTERVAL)
- EXISTING TOP OF BANK
- EXISTING SEWER GRAVITY MAIN
- EXISTING SEWER PRESSURE MAIN
- EXISTING ELECTRICITY (O/H)
- EXISTING COMMS LINE
- EXISTING WATER MAIN
- MAPPED TIDAL WATERWAY

REV	DESCRIPTION	DRN	APP	DATE
B	PRELIMINARY ISSUE	GB	GA	24/04/23
A	PRELIMINARY ISSUE	GB	GA	03/04/23

CERTIFICATION RPEQ

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SCALES
1:400 0 4 8 16 20 24m

CLIENT
GURNER™ GROUP

DESIGNED G. BROWNING
DRAWN G. BROWNING
CHECKED G. APPLIN

PROJECT
THE DAVIDSON BY GURNER
DAVIDSON STREET, PORT DOUGLAS

TITLE
DRAINAGE LAYOUT PLAN

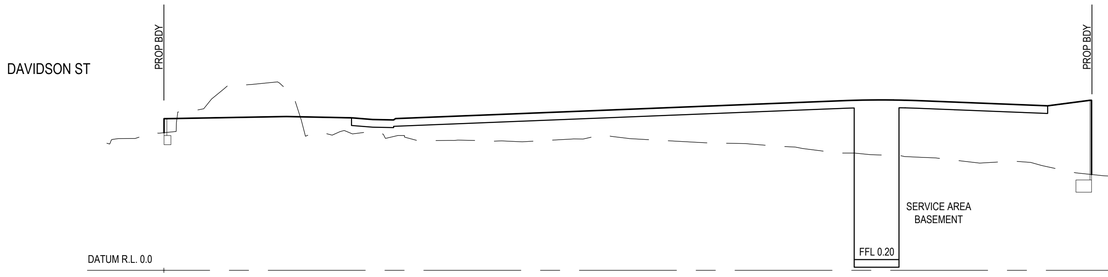
STATUS
PRELIMINARY

SCALE (AT FULL SIZE) 1:400
SIZE A1

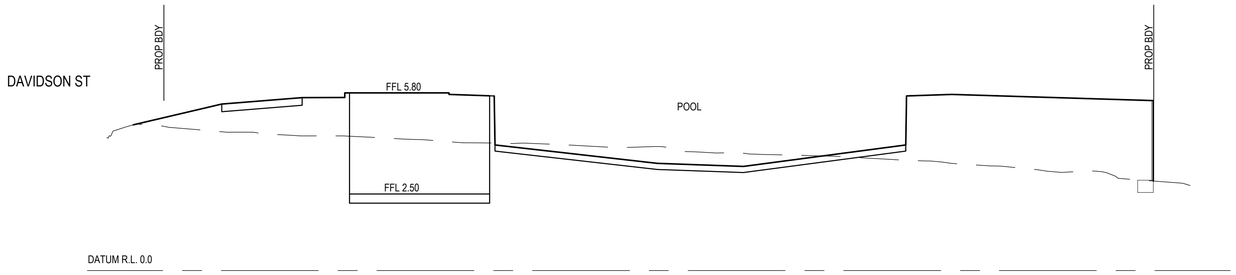
DRAWING NUMBER 23001-SK002
REVISION B

CAD File: 23001-SK002.dwg

APPENDIX C



1 - SECTION
SCALE 1 : 400 H
1 : 100 V



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SCALE 1 : 400 H
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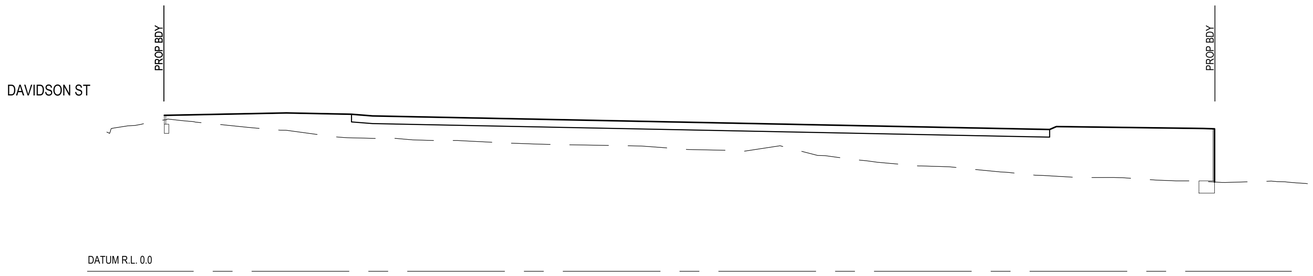

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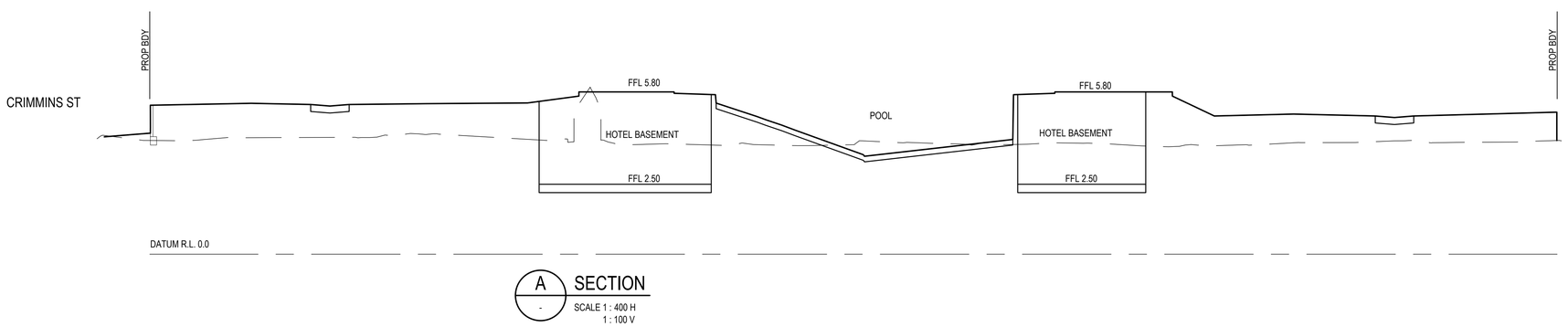
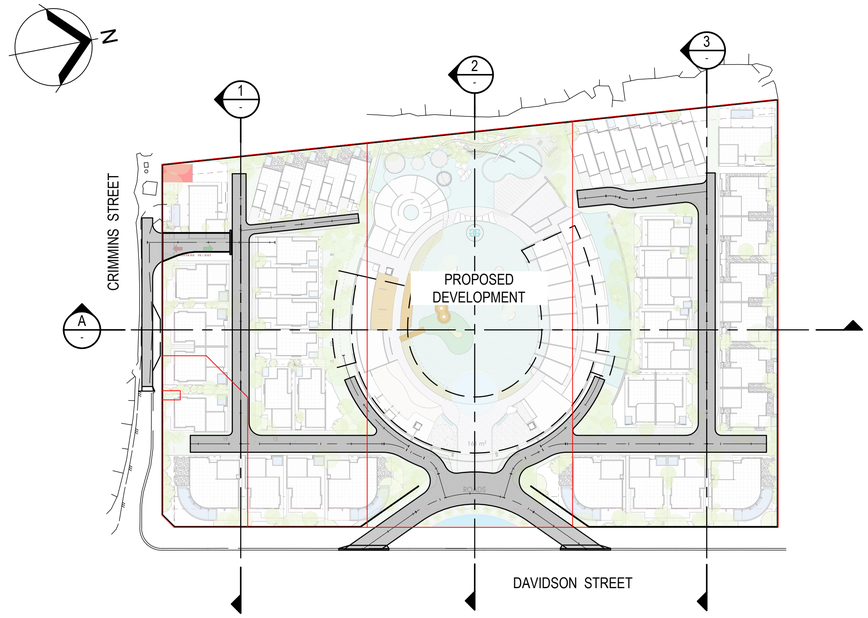


A - SECTION
SCALE 1 : 400 H
1 : 100 V



PLAN
SCALE 1:1000

REV	DESCRIPTION	DRN	APP	DATE
B	PRELIMINARY ISSUE	GB	GA	24/04/23
A	PRELIMINARY ISSUE	GB	GA	03/04/23

CERTIFICATION RPEQ

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SCALES
1:400 H 0 4 8 16 20 24m
1:100 V 0 1 2 3 4 5m
1:1000 0 10 20 30 40 50m

CLIENT
GURNER™ GROUP

DESIGNED G. BROWNING
DRAWN G. BROWNING
CHECKED G. APPLIN

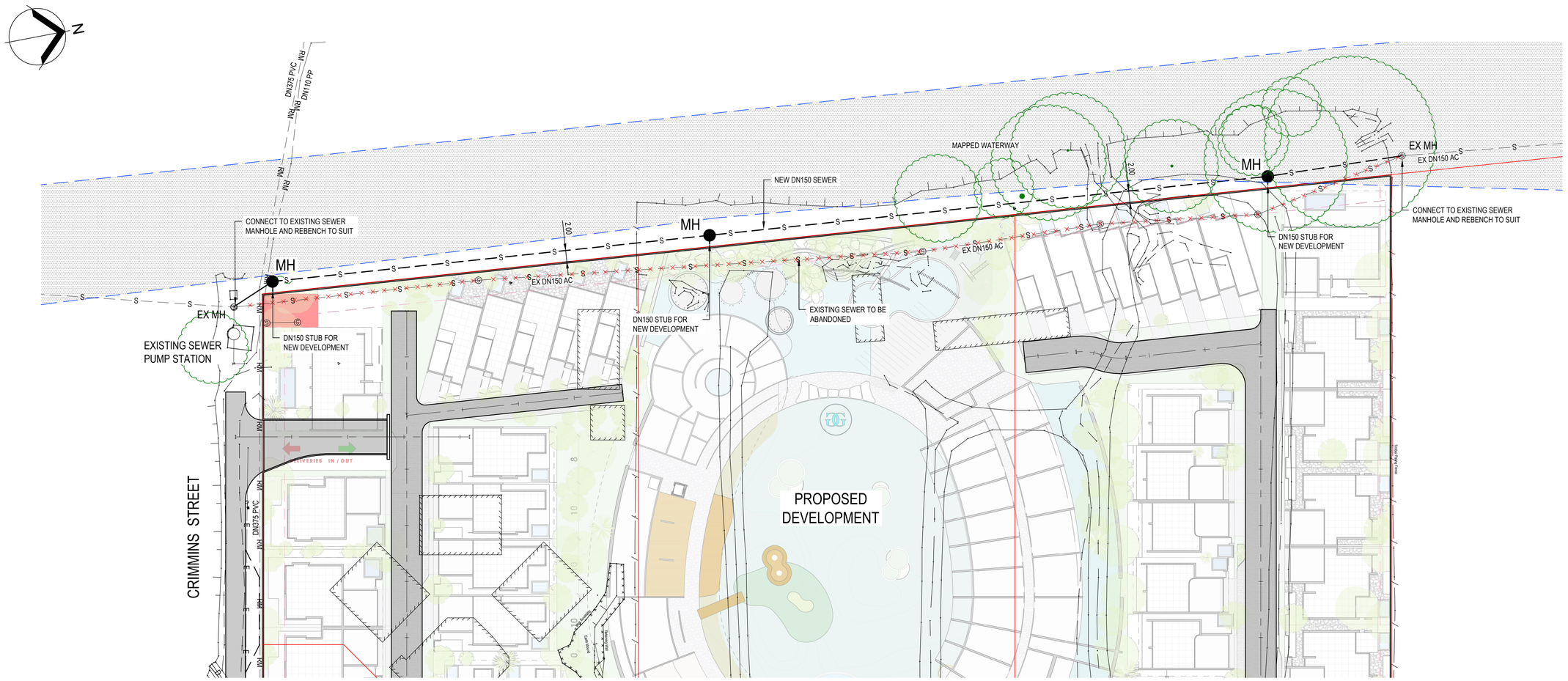
PROJECT
THE DAVIDSON BY GURNER
DAVIDSON STREET, PORT DOUGLAS
TITLE
SITE SECTIONS

STATUS
PRELIMINARY
SCALE (AT FULL SIZE) AS SHOWN
SIZE **A1**
DRAWING NUMBER **23001-SK003**
REVISION **B**

CAD File: 23001-SK003.dwg

APPENDIX D

DATE PLOTTED: 24 April 2023 12:49 PM



PLAN
SCALE 1:400

LEGEND

- PROPOSED SEWER GRAVITY MAIN
- EXISTING SEWER GRAVITY MAIN
- EXISTING SEWER PRESSURE MAIN
- EXISTING SEWER MAIN TO BE ABANDONED
- MAPPED TIDAL WATERWAY

REV	DESCRIPTION	DRN	APP	DATE
B	PRELIMINARY ISSUE	GB	GA	24/04/23
A	PRELIMINARY ISSUE	GB	GA	03/04/23

CERTIFICATION | RPEQ

APPLIN CONSULTING
M 0414 768 109 | E greg@applinconsulting.com.au

SCALES
1:400 — 0 4 8 16 20 24m

CLIENT
GURNER™ GROUP

DESIGNED G. BROWNING
DRAWN G. BROWNING
CHECKED G. APPLIN

PROJECT
THE DAVIDSON BY GURNER
DAVIDSON STREET, PORT DOUGLAS

TITLE
EXTERNAL SEWER PLAN

STATUS
PRELIMINARY

SCALE (AT FULL SIZE) 1:400
SIZE A1

DRAWING NUMBER 23001-SK004
REVISION B

CAD File: 23001-SK004.dwg

APPENDIX E

APPLIN —— CONSULTING

PROJECT No. 23001

CALCULATION BY GMA DATE 25/04/23

CHECKED BY DATE

Davidson by Gurner			
Sewer Demand Tabulation - PRE DEVELOPMENT			
1. Equivalent Demands			
Caravan Park			
Van/Tent Sites	*103.00*	*- Van / Camping Site*	
EP per Unit =	*1.20*	*refer to FNQROC D7.08*	
Total EP =	*123.60*		
Cabins	*15.00*	*- Adopt Multi Unit Accom - Units =2 bedrooms*	
EP per Unit =	*1.60*	*refer to FNQROC D7.08*	
Total EP =	*24.00*		
3 bedroom house	*1*	*- equivalent to <400m2 lot*	
EP per <400m2 lot =	*2.5*	*refer to FNQROC D7.08*	
Total EP =	*2.5*		
Total Caravan Park EP =	*150.1*		
Dougies Backpackers			
Double Rooms	*7.0*	*- Multi Unit Accom - Units <2 bedrooms*	
EP per lot =	*1.0*	*refer to FNQROC D7.08*	
Total EP =	*7.0*		
Twin Rooms	*7.0*	*- Multi Unit Accom - Units =2 bedrooms*	
EP per Unit =	*1.6*	*refer to FNQROC D7.08*	
Total EP =	*11.2*		
Share Rooms	*6.0*	*- Multi Unit Accom - Units =3 bedrooms*	
EP per Unit =	*2.2*	*refer to FNQROC D7.08*	
Total EP =	*13.20*		
Van/Tent Sites	*40.00*	*- Van / Camping Site*	
EP per Unit =	*1.2*	*refer to FNQROC D7.08*	
Total EP =	*48.0*		
Restaurant, Lounges, Bars:	*100.00 m2*	*- Allowance of 100m2*	
Industrial Class:	*8.00*		
Number of similar connections (N):	*1.0*		
EP per Ha GFA =	*500.0*	*- Calculated from WSAA 02 Part 1*	
Total EP =	*5.0*		
managers house	*1*	*- equivalent to <400m2 lot*	
EP per <400m2 lot =	*2.5*	*refer to FNQROC D7.08*	
Total EP =	*2.5*		
Total Dougies EP =	*86.9*		
		- refer to FNQROC D7.08	
Total Development EP =	***237.0***		
2. Flow Calculcation			
ADWF =	*270*	*L/EP/day* *- refer to FNQROC D7.08*	
=	*63990*	*L/day*	
=	***0.741***	*L/s*	
PWWF =	*5 x ADWF*	*- refer to FNQROC D7.08*	
=	*319950*	*L/day*	
=	***3.703***	*L/s*	
or (greater of)			
PWWF =	*C1 x ADWF*	*- refer to FNQROC D7.08*	
=	*810609*	*L/day*	
=	***9.382***	*L/s*	
PDWF =	*C2 x ADWF*	*- refer to FNQROC D7.08*	
=	*253991*	*L/day*	
=	***2.940***	*L/s*	

APPENDIX F

APPLIN —— CONSULTING

PROJECT No. 23001

CALCULATION BY GMA DATE 25/04/23

CHECKED BY DATE

Davidson by Gurner				
Sewer Demand Tabulation - POST DEVELOPMENT				
1. Equivalent Demands				
Dwellings			*refer to FNQROC D7.08*	
< 400 m2:	*44.00*			
401 - 900 m2:	*0.00*			
901 - 1100 m2:	*0.00*			
1101 - 1500 m2:	*0.00*			
> 1500 m2:	*0.00*			
EP / Dwellings			*refer to FNQROC D7.08*	
< 400 m2:	*2.50*			
401 - 900 m2:	*2.80*			
901 - 1100 m2:	*3.10*			
1101 - 1500 m2:	*3.40*			
> 1500 m2:	*3.70*			
Total Private Homes EP =	*110.0*			
Restaurant, Lounges, Bars:	*402*	*m2*		
Industrial Class:	*8*			
Number of similar connections (N):	*1*			
EP per Ha GFA =	*500.0*		*- Calculated from WSAA 02 Part 1*	
Total EP =	*20.1*			
Retail:	*0*	*m2*	*- Shops/Offices*	
EP per 90m2 GFA =	*1.0*		*refer to FNQROC D7.08*	
Total EP =	*0.0*			
Total Restaurant and Retail EP =	*20.1*			
Hotel			*refer to FNQROC D7.08*	
< 2 bed:	*104.00*			
2 bed	*3.00*			
3 bed	*0.00*			
> 3 bed	*0.0*			
EP / Hotel Room			*refer to FNQROC D7.08*	
< 2 bed:	*1.00*			
2 bed	*1.60*			
3 bed	*2.20*			
> 3 bed	*0.4 + (0.6 x beds)*			
Total EP =	*108.8*			
Total Development EP =	***238.9***			
2. Flow Calculcation				
ADWF =	*270*	*L/EP/day*	*- refer to FNQROC D7.08*	
=	*64503*	*L/day*		
=	***0.747***	*L/s*		
PWWF =	*5 x ADWF*		*- refer to FNQROC D7.08*	
=	*322515*	*L/day*		
=	***3.73***	*L/s*		
or (greater of)				
PWWF =	*C1 x ADWF*		*- refer to FNQROC D7.08*	
=	*544451*	*L/day*		
=	***6.30***	*L/s*		
PDWF =	*C2 x ADWF*		*- refer to FNQROC D7.08*	
=	*170595*	*L/day*		
=	***1.974***	*L/s*		

APPENDIX G

Davidson by Gurner

Water Demand Tabulation - PRE DEVELOPMENT

1. Equivalent Demands

Caravan Park

Van/Tent Sites	103		- Van / Camping Site
EP per Unit =	1.2		refer to FNQROC D6.07
Total EP =	123.6		
Cabins	15		- Adopt Multi Unit Accom - Units =2 bedrooms
EP per Unit =	1.6		refer to FNQROC D6.07
Total EP =	24.0		
3 bedroom house	1		- equivalent to <400m2 lot
EP per <400m2 lot =	2.5		refer to FNQROC D6.07
Total EP =	2.5		
Total Caravan Park EP =	150.1		

Dougies Backpackers

Double Rooms	7		- Multi Unit Accom - Units <2 bedrooms
EP per lot =	1.0		refer to FNQROC D6.07
Total EP =	7.0		
Twin Rooms	7		- Multi Unit Accom - Units =2 bedrooms
EP per Unit =	1.6		refer to FNQROC D6.07
Total EP =	11.2		
Share Rooms	6		- Multi Unit Accom - Units =3 bedrooms
EP per Unit =	2.2		refer to FNQROC D6.07
Total EP =	13.2		
Van/Tent Sites	40		- Van / Camping Site
EP per Unit =	1.2		refer to FNQROC D6.07
Total EP =	48.0		
Restaurant, Lounges, Bars:	100	m2	- Allowance of 100m2
Industrial Class:	8		
Number of similar connections (N):	1		
EP per Ha GFA =	500.0		- Calculated from WSAA 02 Part 1
Total EP =	5.0		
managers house	1		- equivalent to <400m2 lot
EP per <400m2 lot =	2.5		refer to FNQROC D6.07
Total EP =	2.5		
Total Dougies EP =	86.9		
			- refer to FNQROC D6.07
Total Development EP =	**237.0**		

2. Flow Calculation

Average Day, AD =	500	L/day/EP	- refer to FNQROC D6.07
=	118500	L/day	
=	**1.37**	L/s	- maximum PD allowance
Mean Day Max Month, MDMM =	1.5 x AD		- refer to FNQROC D6.07
=	177750	L/day	- maximum PH allowance
=	**2.06**	L/s	
Peak Day, PD =	2.25 x AD		
=	266625	L/day	
=	**3.09**	L/s	
Peak Hour, PH =	1/12 x PD		
=	**0.26**	L/s	

APPLIN —— CONSULTING

PROJECT No. *23001*

CALCULATION BY *GMA* DATE *25/04/23*

CHECKED BY _____ DATE _____

Davidson by Gurner	
Water Demand Tabulation - PRE DEVELOPMENT	
3. Fire Demand	
Residential	
Fire Flow = *15 L/s*	
Commercial	
Fire Flow = *30 L/s*	

APPENDIX H

APPLIN —— CONSULTING

PROJECT No. 23001

CALCULATION BY GMA DATE 25/04/23

CHECKED BY DATE

Davidson by Gurner

Water Demand Tabulation - POST DEVELOPMENT

1. Equivalent Demands

Dwellings — refer to FNQROC D6.07

< 400 m2:	44.00
401 - 900 m2:	0.00
901 - 1100 m2:	0.00
1101 - 1500 m2:	0.00
> 1500 m2:	0.00

EP / Dwellings — refer to FNQROC D6.07

< 400 m2:	2.50
401 - 900 m2:	2.80
901 - 1100 m2:	3.10
1101 - 1500 m2:	3.40
> 1500 m2:	3.70

Total Private Homes EP = 110.0

Restaurants and Retail

Restaurant, Lounges, Bars:	402	m2	
Industrial Class:	8		
Number of similar connections (N):	1		
EP per Ha GFA =	500.0		- Calculated from WSAA 02 Part 1
Total EP =	20.1		
Retail:	0	m2	- Shops/Offices
EP per 90m2 GFA =	1.0		refer to FNQROC D6.07
Total EP =	0.0		

Total Restaurant and Retail EP = 20.1

Hotel — refer to FNQROC D6.07

< 2 bed:	104.00
2 bed	3.00
3 bed	0.00
> 3 bed	0.0

EP / Dwellings — refer to FNQROC D6.07

< 2 bed:	1.00
2 bed	1.60
3 bed	2.20
> 3 bed	0.4 + (0.6 x beds)

EP = 108.8

Total Development EP = 238.9

2. Flow Calculation

Average Day, AD =	500	L/day/EP	- refer to FNQROC D6.07
=	119450	L/day	
=	**1.38**	L/s	- maximum PD allowance
Mean Day Max Month, MDMM =	1.5 x AD		- refer to FNQROC D6.07
=	179175	L/day	- maximum PH allowance
=	**2.07**	L/s	
Peak Day, PD =	2.25 x AD		
=	268762.5	L/day	
=	**3.11**	L/s	
Peak Hour, PH =	1/12 x PD		
=	**0.26**	L/s	

3. Fire Demand			
Residential			
	Fire Flow =	*15 L/s*	
Commercial			
	Fire Flow =	*30 L/s*	

Attachment 6

Traffic Impact Assessment

KELLY REASTON

kr

DEVELOPMENT & PROPERTY SERVICES

Technical Memorandum

02 May 2023

To	Gary Hunt	**Contact No.**	0412 229 233
Copy to	Jarrod Ryan, Brooker Formosa, Liam Kenny	**Email**	gary@huntdesign.com.au
From	GHD Pty Ltd	**Project No.**	12601184
Project Name	Port Douglas by GURNER		
Subject	Traffic Impact Assessment Statement (Rev 2)		

1. Introduction

GHD have been engaged by Hunt Design Pty Ltd to assist with engineering inputs for the Development Application (DA) submission of the new high-end hospitality and residential project proposed for Davidson Street, Port Douglas, QLD. As part of the DA submission, a traffic impact statement has been prepared to demonstrate the possible impact that the new facility will have on the existing traffic.

1.1 Purpose of this Memorandum

The purpose of this memorandum is to provide a statement of the existing traffic situation and identify the new development's impact on the situation.

1.2 Scope and limitations

This technical memorandum has been prepared by GHD for The Trustee for Gary Hunt Family Trust (No 1) T/As Hunt Design. It is not prepared as, and is not represented to be, a deliverable suitable for reliance by any person for any purpose. It is not intended for circulation or incorporation into other documents. The matters discussed in this memorandum are limited to those specifically detailed in the memorandum and are subject to any limitations or assumptions specially set out.

1.3 Assumptions and clarifications

The following are the assumptions and exclusions as part of the traffic impact assessment.

– A traffic survey has not been undertaken as part of this project, additionally no traffic data has been provided regarding local traffic movements.
– The existing traffic situation has been analysed based on aerial imagery sourced from Google Earth and Queensland Globe.

2. Proposed Upgrade

The proposed new high-end hospitality and residential project is proposed on the sites currently known as Dougies Backpackers and the Pandanus Caravan Park and intends to increase the availability of high-end short term accommodation options in Port Douglas.

The circa 95 suite luxury hotel is focussed on a generous swimming lagoon encircled by food and beverage outlets with a very strong Beach Club ambience. Wellness and fitness are key drivers in the design philosophy with a generous wellness spa and wellness gym.

Surrounding the luxury hotel are circa 45 residential offerings with 20 stand-alone luxury homes, 11 spacious villas with private courtyards and pools, and 14 Townhouse products.

Additionally, the luxury hotel offers temporary accommodation and function options including 18 cabanas, 102 hotel rooms of various size and comfort, and two function rooms.

The development includes a basement level carpark with 94 car parking spaces. In addition to this, all residential elements are serviced by private driveways with 1-2 cars per residence. Totalling 174 car parking spaces.

3. Existing traffic situation

The existing traffic situation is detailed in the figures below and can be summarised as follows:

- The first priority area in Douglas Shire Council's Economic Development Strategy is Tourism.
- The Economic Development Strategy shares that Tourism generates more than $611M per year.
- Figures from Tourism and Events Queensland demonstrate that, with an 80% economic reliance on tourism, the Douglas Shire ranks as the most tourism-dependent region in Australia.
- All properties on Davidson Street are zoned as Tourist Accommodation, Centre or Community Facilities.
- The residential population of Port Douglas is approximately 4,300.
- The Port Douglas region sees, on average, approximately 2.1M tourist visitors annually.
- 97-113 Davidson Street is zoned as Tourist Accommodation.
- Dougies Backpackers and Resort and the Pandanus Caravan Park both have accesses from Davidson Street service road and Dougies also has informal parking available from Crimmins Street.
- All surrounding roads are two-way single carriageway roads.
- Davidson Street is a Council controlled road running parallel to Port Douglas Road (state controlled) with access via Crimmins Street and Port Street.

Using FNQROC D6.07, the estimated equivalent persons for the existing businesses was calculated and detailed in Table 1.

Table 1 Existing Traffic Contributors

	Pandanus Caravan Park		**Dougies Backpackers**	
	No.	Equivalent Persons	No.	Equivalent Persons
Long-term accommodation	1	2.5	1	2.5
Short-term accommodation	15	24	20	31.4
Caravan / tent sites	103	123.6	40	48
Food and Drink outlet	0	0	100m^2	5
Total Equivalent Persons	**150.1**		**86.9**	
	237.0			

Figure 1 *Queensland Globe aerial capture showing the existing traffic flow.*

4. Proposed development and associated traffic

As can be seen in the conceptual architectural drawings for the new luxury hotel and private homes, the number of property accesses from Davidson Street is proposed to remain the same and access to the site from Crimmins Street will be formalised.

The proposed development allows for 96 temporary accommodation rooms plus 45 residences and a café and restaurant.

Using FNQROC D6.07, the estimated equivalent persons for the proposed development was calculated to provide a comparison of generated patrons between the existing businesses and the new development.

As shown in Table 2, the increase in estimate equivalent persons generated by the proposed development is negligible compared to the estimated equivalent persons generated by the existing businesses currently operating from these lots.

Table 2 Proposed Traffic Contributors

	The Davidson by GURNER™	
	No.	Equivalent Persons
Long-term accommodation	45	112.5
Short-term accommodation	120	120
Food and Drink outlet	596m^2	29.8
Total Equivalent Persons Generated by The Davidson by GURNER™	**262.3**	
Current Equivalent Persons Generated by the existing caravan park and backpackers	**237.0**	

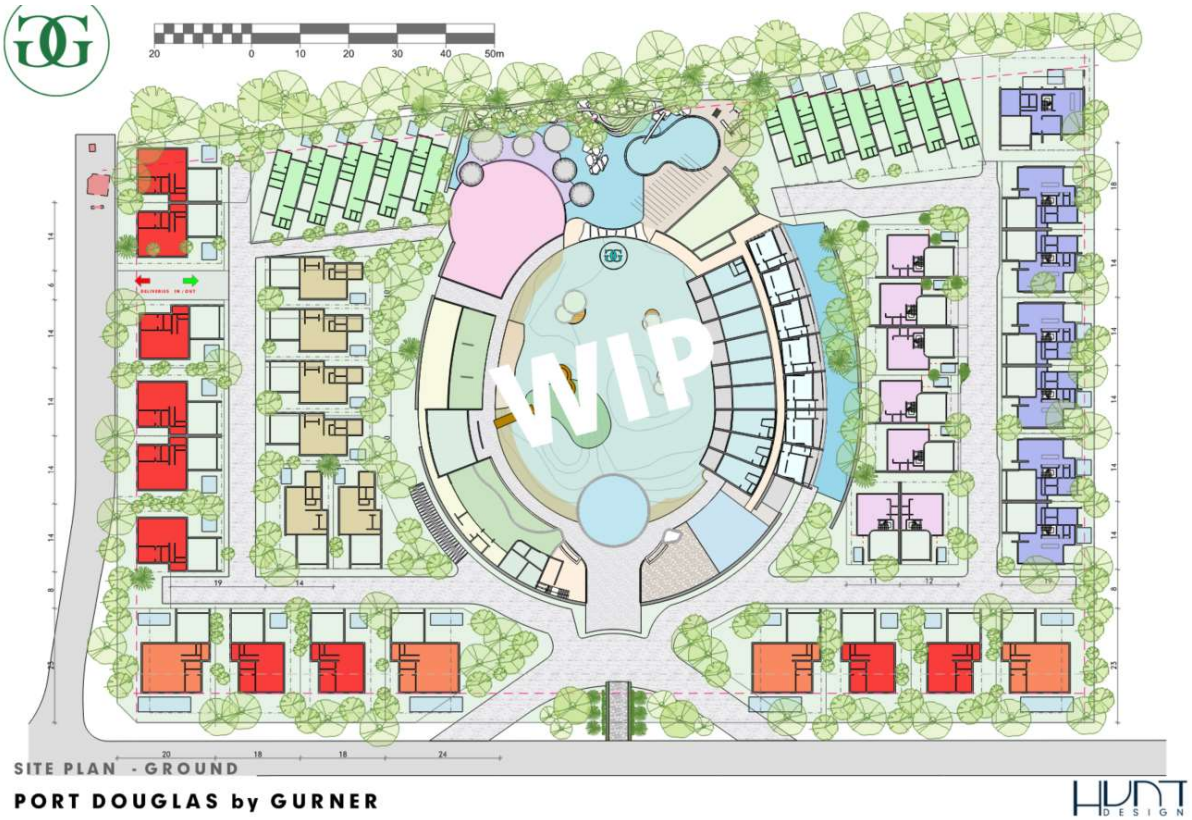


Figure 2 Capture of architectural drawings showing the proposed development layout

It is recommended that the driveway crossovers be designed generally in accordance with IPWEAQ Standard Drawing RS-051. This will ensure that access in and out of the property will be safe and efficient. In addition, Davidson Street is approximately 7.5m wide with concrete kerb and channel on the western side of the road and no kerb or channel on the eastern side of the road. There is a 3.5m wide concrete shared path running parallel to Davidson Street on the eastern side of the road. The intersection between Davidson Street and Crimmins Street is a cross intersection allowing access to Port Douglas Road. This intersection is wide and is expected to have sufficient capacity for the traffic expected to be generated by this development. The intersection between Davidson Street and Port Street is a left turn only, exit only

intersection with expected sufficient width and capacity to cater for traffic generated by this development. As such, it is not expected that the traffic generated by this development will exceed the capacity of Davidson Street.

4.1 Vehicle Access and Turn Paths

A vehicle turning path assessment was conducted for the following scenarios:

– Garbage collection and Urban Fire Truck (8.8m Service vehicle) to the rear of the development and accessing the service entrance from Crimmins Street.
– Larger truck (12.5m Service vehicle) to the rear of the development and accessing the service entrance from Crimmins Street.
– Standard car (Passenger vehicle) entering and exiting specific residential dwellings.
– Garbage collection (8.8m Service vehicle) entering and existing the basement level of the service entrance from Crimmins Street.
– Standard car (Passenger vehicle) circulating the basement level carpark.

The assessment found the following:

– An 8.8m service vehicle can access the rear of the development and reverse out.
– A 12.5m service vehicle can access the northern internal road to the first intersection.
– A standard passenger vehicle can easily access all residential houses except for the garage of the north-western residential dwelling.
– An 8.8m service vehicle can access the basement level service (this assessment is horizontal access only; no vertical checks were conducted).
– A standard passenger vehicle can circulate the basement level carpark. However, it is recommended to chevron out the two end carparks in the blind aisle to allow a vehicle to turn around if no parking spaces are available.

4.2 Parking

Section 9.4 of the Douglas Shire Council Planning Scheme states the requirements for parking facilities in new developments. The breakdown of parking requirements is shown in Table 3.

Table 3 Parking Requirements for The Davidson by GURNER™ Luxury Hotel and Private Homes

Land uses	Minimum number of ordinary vehicle parking spaces	Scheme Requirement	Proposed Development	Comment
Restaurant and Café (Food and drink outlet)	Not Precinct 1* - 1/25m^2 Precinct 1 – 1/50m^2 Bike – 1/100m^2	12 (592m^2) 12 (592m^2) 6 (592m^2)	96 (car) 14 (motorcycle) 30 (bike)	This proposed development is within 380m of Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie Local plan. This proximity will allow alternative transport options to be easily accessible. The required total number of parking spaces if this development were in Precinct 1 is 66.
Short term accommodation rooms	Not Precinct 1 – For over 10 units: 0.75 car spaces per dwelling unit, plus 3 spaces for visitors and 2 service/staff parking for the first 10 units and 0.5 additional service / staff space per 10 units, there-above. Precinct 1 – 0.5 car spaces per dwelling unit.	Car - 91 (107 units) Bike – 11 (107 units) 54 (107 units)		
Residences (Multiple dwelling)	Car - 1.5 / dwelling unit Bike - 1 / 3 units and 1 visitor / 12 units.	66 (44 units) 28 (44 units)	88 44	

*Section 6.2.14 Tourist Accommodation Zone Code, AO9.3 states "*Where a commercial service or facility offers services to persons over and above in-house guests, the commercial component provides on- site car parking for 50% of the floor area available for use in accordance with the relevant requirements of the Parking and access code."*

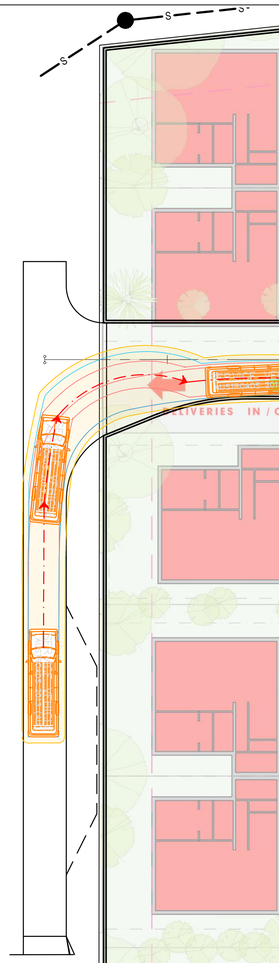
The number of parking spaces (car and motorcycle combined) provided in the concept plan exceeds the number of parking spaces required for the proposed development. In addition, the number of parking spaces proposed well exceeds the requirement for developments within Precinct 1: Port Douglas precinct in the Port Douglas/Craiglie Local Plan. As this proposed development is in close proximity to Precinct 1, it is suggested that the proposed number of parking spaces is adequate.

5. Conclusion

It is deemed that the new luxury hotel and private homes development will have minimal to negligible impact on to the existing traffic network. Traffic patterns around the development are expected to remain similar to the current situation as the events expected would not differ greatly to what the current businesses generate. With the new proposed aesthetic of the development, it could be expected that the frequency of events and visitors may increase however the generated traffic will remain similar.

Regards

Jessica Dennien
Senior Civil Engineer



SERVICE VEHICLE

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Steering Angle	:	38.7

WIP

Rev	Description	Checked	Approved	Date
A	PRELIMINARY			

Author Y. XU — Drafting Check

Designer — Design Check

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SCALE 1:250 AT ORIGINAL SIZE

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Project No. 12601184

Client

Project PORT DOUGLAS

Status PRELIMINARY — Status Code -

Drawing Title TURNPATH ASSESSMENT
8.8m SERVICE VEHICLE

Size A1

Drawing No. 12601184-SK001

Rev A

Plot Date: 28 March 2023 - 2:51 PM Plotted by: Yingying Xu

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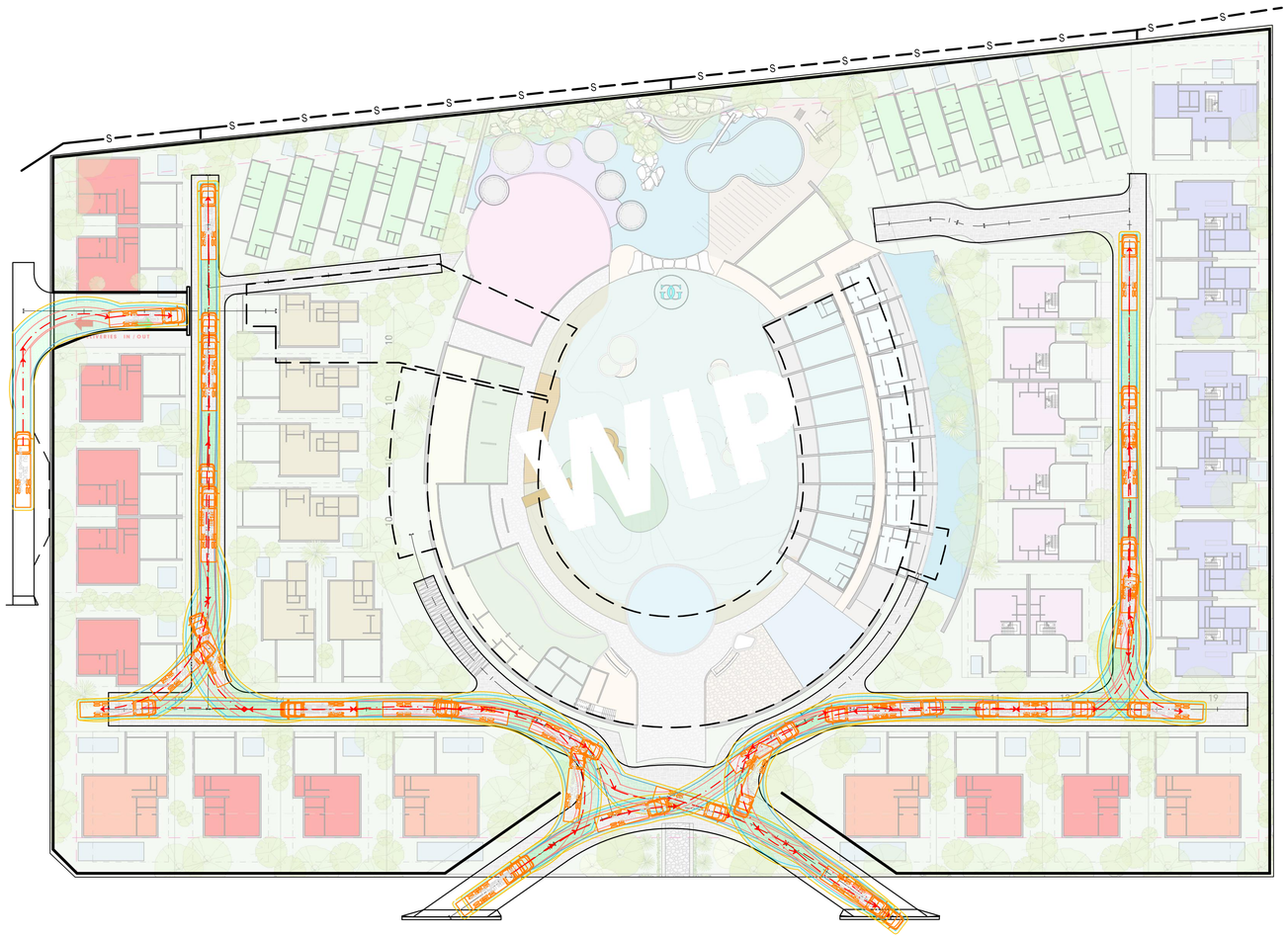

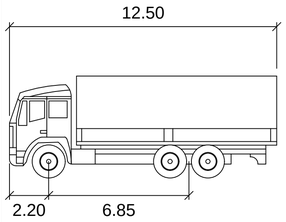

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Rev	Description	Checked	Approved	Date
A	PRELIMINARY			

Author Y. XU **Drafting Check**

Designer **Design Check**

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SCALE 1:500 AT ORIGINAL SIZE

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Status PRELIMINARY Status Code -

Drawing Title TURNPATH ASSESSMENT
12.5m SERVICE VEHICLE

Size A1

Drawing No. 12601184-SK002

Rev A

Plot Date: 4 April 2023 - 3:21 PM Plotted by: Yingying Xu

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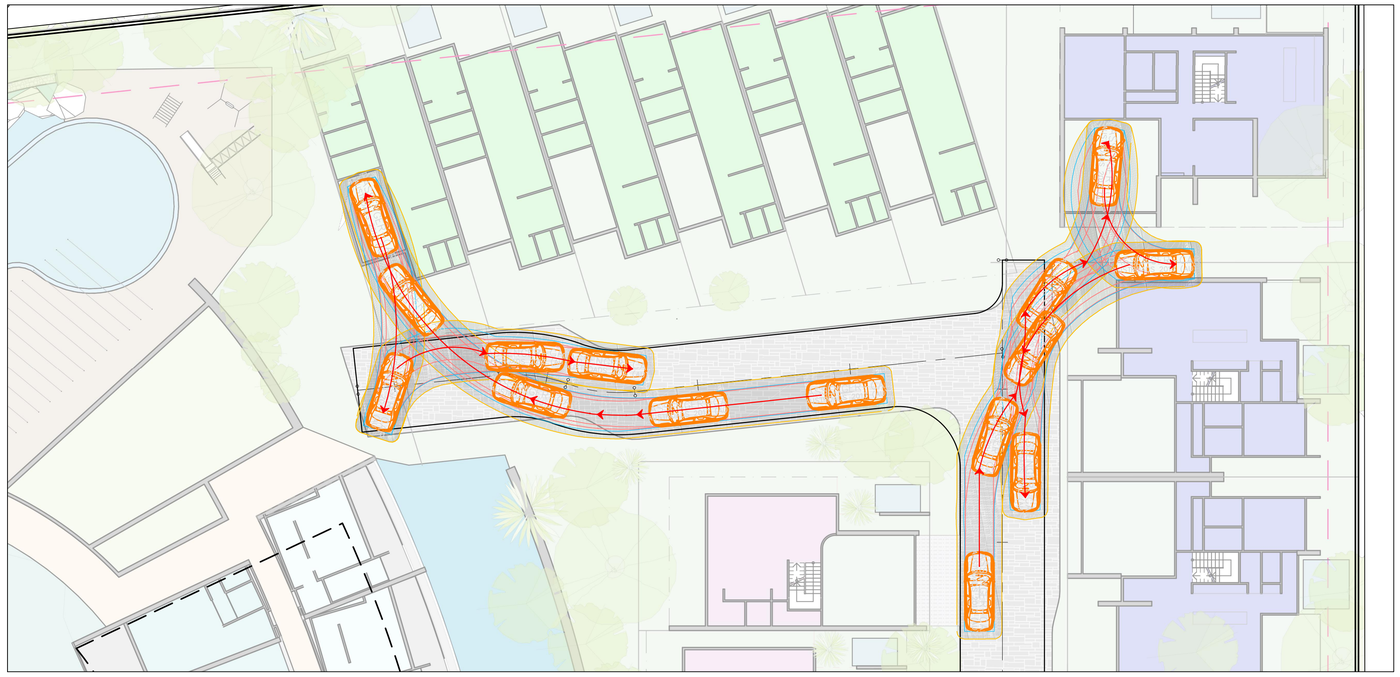

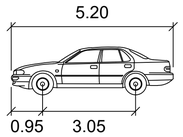

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Rev	Description	Checked	Approved	Date
A	PRELIMINARY			

Author Y. XU **Drafting Check**

Designer **Design Check**

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SCALE 1:200 AT ORIGINAL SIZE

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Status PRELIMINARY Status Code -

Drawing Title TURNPATH ASSESSMENT PASSENGER VEHICLE

Size A1

Drawing No. 12601184-SK003

Rev A

Plot Date: 28 March 2023 - 8:26 AM Plotted by: Yingying Xu

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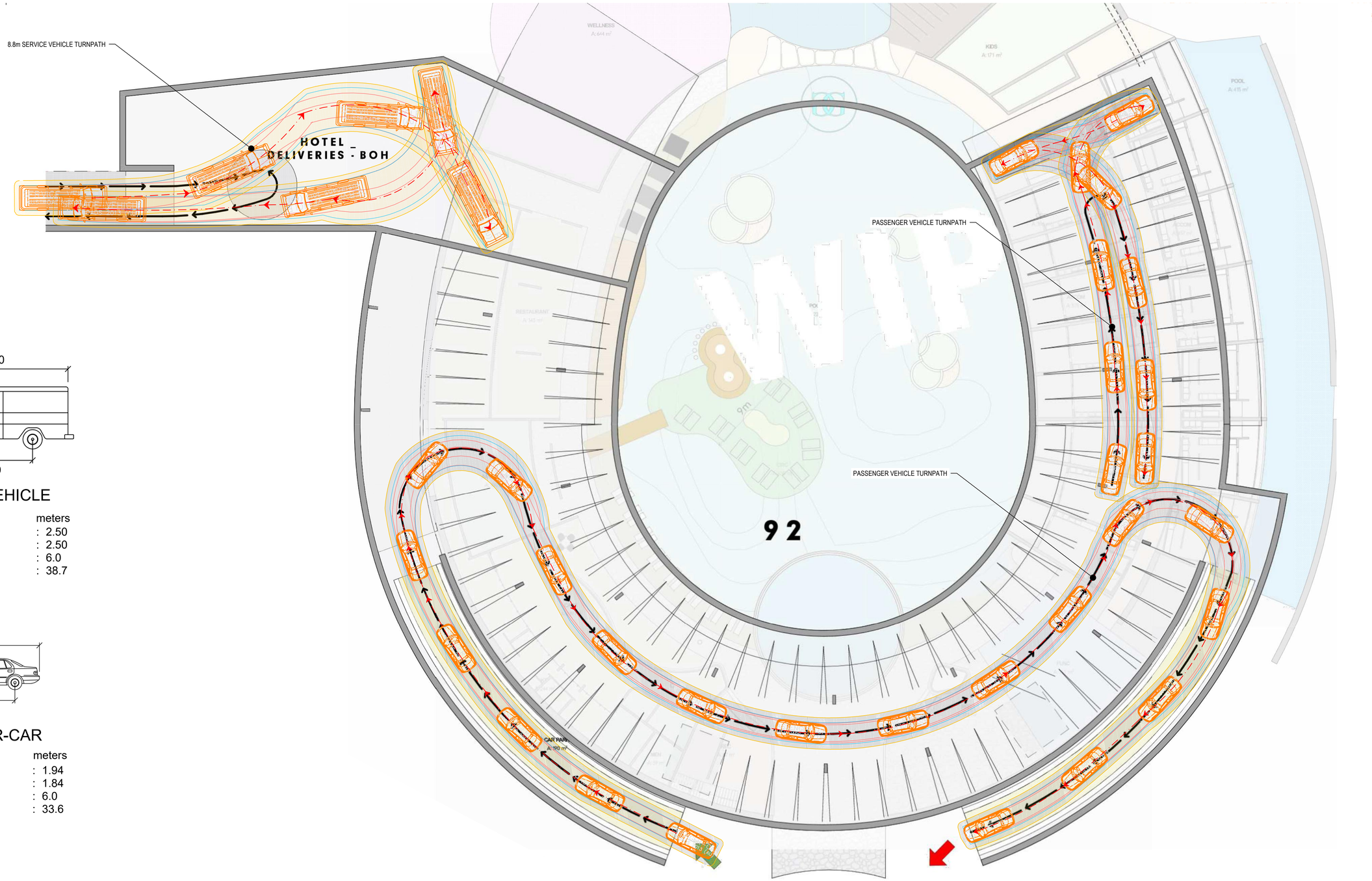

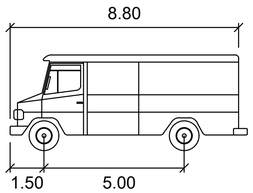

SERVICE VEHICLE

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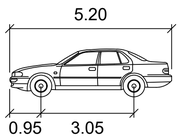

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Lock to Lock Time	: 6.0
Steering Angle	: 33.6

Rev	Description	Checked	Approved	Date
A	PRELIMINARY			

Author Y. XU **Drafting Check**

Designer **Design Check**

0 2 4 6 8 10m

SCALE 1:200 AT ORIGINAL SIZE

N

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Project PORT DOUGLAS

Status PRELIMINARY Status Code -

Drawing Title TURNPATH ASSESSMENT BASEMENT

Size A1

Drawing No. 12601184-SK004

Rev A

Plot Date: 28 March 2023 - 8:26 AM Plotted by: Yingying Xu

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