

2 November 2023

Enquiries: Neil Beck
Our Ref: CA 2023_5420/1 (1192241)
Your Ref: KRDP5:GURNER

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Davidson Street Port Douglas Developments Pty Ltd
C/- Kelly Reaston Development & Property
44 McLeod St
CAIRNS QLD 4870

Email: kelly@kellyreaston.com.au

Dear Kelly

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

Council refers to your development application that was properly made on 16 October 2023 as detailed below.

Applicant Details

Name: Davidson Street Port Douglas Developments Pty Ltd
Postal Address: C/- Kelly Reaston Development & Property
44 McLeod St
CAIRNS QLD 4870
Email: kelly@kellyreaston.com.au

Property Details

Street Address: 97 – 113 Davidson Street PORT DOUGLAS
Real Property Description: Lot 1 and Lot 2 on RP723702 & Lot 3 & Lot 4 on RP909815
Local Government Area: Douglas Shire Council

Application Details

Application Number: CA 2023_5420/1
Approval Sought: Development Permit
Nature of Development Proposed: Combined Application
Description of the Development Proposed: Accommodation, Multiple Dwellings & Reconfiguring a Lot (4 Lots into 45 Lots & Common Property)

Additional Information Requested

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

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Sewage Pump Station PDC Crimmins Street

1. In relation to the existing Sewage Pump Station in Crimmins Street, the Applicant must demonstrate how the proposed new development complies with the setback conditions (to existing pump station PDC) per the requirements of FNQROC Development Manual Section D7.17 Pump Stations.

Specifically the design must be amended to demonstrate the minimum setback of 30m from the pump station to proposed residential buildings.

Parking Demand

2. Further consideration of the parking demand for the development and whether the development is able to satisfy parking demand is to be undertaken having regard to the following:
 - a. The Traffic Impact Assessment (TIA) refers to 118 hotel rooms while the planning report nominates 112 rooms. The total number of hotel rooms is to be clarified.
 - b. The TIA suggests that the number of spaces being proposed exceeds the number of spaces required and also makes the observation that the site is located within close proximity to Precinct 1 of the Local Plan. For the resort component, it is noted that:-
 - (i) Car parking spaces provided only cater for the number of suites being proposed. No car parking spaces are being provided for the restaurant and dining areas;
 - (ii) Nominate those areas used in calculating the 632m² for food and dining ensuring that such calculation is in accordance with the definition of the GFA under the Planning Scheme. When comparing floor areas and use areas, the floor plan detailed on Drawing No. DA3.7 is different to the floor areas and use area nominated on Drawing No. DA7.3. All plans and allocation of use areas need to be consistent throughout the drawing set. In addition, the plans do not incorporate all of the site. Refer to the north west corner of the allotment.
 - (iii) No parking spaces are being provided for the Wellness Centre. The Wellness Centre will service both internal and external clientele and provision for parking to cater for this use needs consideration. Please provide further clarification and assessment.
 - (iv) It is anticipated that the resort would provide opportunity for functions and catering for events. In this regard, the significant areas nominated as reception and office areas are noted on the ground floor on the northern wing which is supported by a Back of House (BOH) on Drawing

No. DA7.3. This plan is not consistent with the same floor plan detailed elsewhere.

Please clarify the use of this area and/or the ability for the resort hotel to accommodate functions and events. Consideration should also be extended to the Sky Pool and deck areas which is supported by a Bar.

Earthworks

3. Concern is raised regarding the proposed wholesale clearing of vegetation and significantly raising site levels on which the development will sit. There are numerous assessment benchmarks within the Planning Scheme (including the Strategic Framework) that seek to avoid inappropriate vegetation clearing that has an ability to detrimentally impact on visual amenity and scenic qualities. The proposed filling of the land also raises concerns with the proposed interface between the site and those areas external.

As detailed in the Applin Consulting Engineering report Section 3.2 Proposed Earthworks, the basis for raising the site levels appears to be to avoid Actual or Potential Acid Sulfate Soils and also to accommodate the entrance ramp to the basement level from Crimmins Street.

The Applicant is requested to revise the proposed layout and basement levels to reduce the finished surface levels on site, investigate opportunities to retain significant vegetation and achieve a more sympathetic interface to the existing road and verge levels. Further details are also required on the access ramp and the interface with the dwelling unit (and pool) above and associated impacts the ramp may have on the amenity of the residence. Undertake vertical clearance assessment of the access from Crimmins Street.

Advice Note: The Applicant has control of the design layout and the ability to modify the layout to achieve compliant ramp lengths and grades.

4. It is noted on the Grading Plan (Applin Drawing 23001-SK001) that design contours are shown indicating earthworks (filling) external to the development boundary. Specifically at the Davidson Street entry/exit.

Furthermore, ramped accesses to the development are not indicated to interface with the road verge at the lot boundary, but within the road reserve.

The Applicant is requested to revise the Grading Plan so that all design contours and ramps required to access the site are wholly contained within the development footprint, and do not encroach into the road reserve.

Provide a plan showing the earthworks cut and fill depths across the site and shaded by height range i.e the height difference between the existing ground level and proposed finished surface levels.

Advice Note: Officers do not support regrading of the road reserve. Any ramps required to access the site must be wholly contained within the development boundary.

5. The current plans and sections do not provide sufficient detail on the works proposed in Crimmins Street including the extent of fill and the continued functional access to the sewage pump station.

The Applicant is requested to provide road longitudinal and cross sections or sufficient resolution in the contours to confirm the fill depths and interface levels along the Crimmins Street road reserve and at the existing sewage pump station.

Also noted Section CC is not noted on the plans.

6. The Engineering Report submitted indicates cut and fill volumes as 9,500m³ and 24,500m³, respectively. Imported fill is indicated as 15,000m³ "*after consideration of bulking factors and fill won from services and retaining walls*".

It is unclear if the volume calculations included topsoil stripping, clearing and grubbing, ASS/PASS and other potentially unsuitable materials from within the site, and how compaction related volume changes for the remaining site won material were assessed.

It is also unclear if settlement of the site due to consolidation of the underlying marine clays is considered in the volume calculations.

Concern is raised that the volume nominated may not represent the total imported material volume required.

The Applicant is requested to confirm the total cut and fill volumes for the development take into account the above potentially unsuitable fill material as well as material compaction and moisture controls on the remaining site won material.

The Applicant is also to advise if site pre-loading is proposed to achieve primary consolidation and what volume of imported pre-load material would be required.

7. It is noted from the Geotechnical Report by GEO Design that the site is underlain by a layer of marine clays. In conjunction with up to 2m of fill proposed on the site, 100 to 180mm of total settlement and 80 to 100mm of differential settlement it is likely to be induced within two years of construction being completed.

Officers understand settlement of the site will therefore be a critical factor in designing foundations and footings for structures and retaining walls to avoid long-term movement and instability.

The Applicant is requested to clarify how post-construction settlements will be managed and mitigated by the design proposed. Consideration should be given to the footing recommendations by GEO Design.

Landscaping / Built Form

8. Contrary to the statements in the Planning Report when addressing building setbacks and landscaping requirements, concern is raised with regard to the ability to implement dense planting adjacent front and side setbacks in order to achieve satisfactory compliance with the applicable assessment benchmarks. Areas intended to be landscaped are narrow and are characterised by building encroachments and hard landscaping treatments. Concerns are raised that the Davidson Street frontage will be overly dominated by the built form.

Further details are required that include:

- a. Dimensioned areas that can accommodate dense plantings along with detailed landscape plans that ensure suitable dense planting areas are established adjacent

the side and front boundaries. The landscape plan is to detail planting densities, species and pot sizes;

- b. Areas to be contain dense plantings to be clear of dwelling units;
- c. Opportunity to provide dense plantings at the entry of the resort to provide for a lush tropical appearance. It is noted that the area notionally identified to be landscaped adjacent the entry way is located within the adjoining residential allotments. It is suggested that areas landscaped which form an integral part of the Resort Complex is contained within the community title allotment attached to the Resort Complex;
- d. Further details with regard to horizontal and vertical landscaping on the building including details of the planter box sizes to accommodate the species of plants. Plant species and pot sizes to be nominated;
- e. Provide a visual impact assessment of the development accompanied by a series of plans that accurately depict the visual appearance of the development and the landscaping treatments. The visual assessment is to be undertaken by an appropriately qualified professional in conjunction with the landscape architect responsible for the proposed landscaping treatments.

Stormwater

9. Concern is raised with the pre-development stormwater flow assessment. The calculations provided in Section 5.3 of the Engineering Report assume the existing site is 50% impervious.

Review of QLD Globe imagery appears to indicate a majority of the development footprint is pervious area. A further review of available historic aerial imagery, over various months of the year, does not support the statement in the engineering report that the occupancy remain high, with numerous images showing mostly vacant sites particularly in the wet season months.

The Applicant is requested to justify the assumption that 50% of the existing site is impervious with supporting analysis or calculations.

The report also advises that the current drainage is via sheet flow and a gentle gradient. Adoption of standard inlet times is therefore not consistent with this statement and may not be representative of current site runoff.

Revised calculations of the pre-development site runoff scenario must be provided. The RPEQ must certify that the calculations have been reviewed and comply with best practice principles.

10. Concern is raised regarding the apparent absence of a concrete access and hardstand area adjacent to the gross pollutant traps (GPTs) located inside the development's western and southern boundaries.

Notwithstanding that these will be private GPT's maintained by the Applicant, the principles of the FNQROC Development Manual D5, and requirement to carry out maintenance safely and effectively still need to be demonstrated for the installed devices to be relied on for water quality control.

The Applicant is requested to confirm a concrete access and hardstand area adjacent all GPTs within the development site will be provided for maintenance of these devices.

11. It is noted on the Drainage Layout Plan (Applin Drawing 23001-SK002) that a GPT is not proposed on two of the four stormwater outlets.

The Applicant is requested to clarify why a GPT is not proposed on all stormwater outlets from the development site, noting the requirements of FNQROC and Queensland Urban Drainage Manual (QUDM).

12. Concern is raised regarding the potential maintenance and scouring implications with the Crimmins Street stormwater outlet aligned perpendicular to the open drain.

The Applicant is requested to realign the stormwater outlet at Crimmins Street to a 45-degree angle to the open drain similar to the existing drainage outlet.

Sewer

13. The current plans do not show the existing rising main along the western boundary of the site or the clearance from this existing sewer main to the proposed new 4m deep gravity sewer main. Council's records indicate the rising main is closer at the southern end where the sewer is deepest.

It is not clear whether the sewer design has considered the implication of working near this live sewer asset and how the integrity of the rising main will be maintained during the proposed gravity sewer construction.

The Applicant is to update drawings showing the relationship and offsets between the existing rising main sewer and the proposed new gravity sewer. The information must include horizontal and vertical distances and provide commentary on contributing implications.

14. Concern is raised regarding loading of the proposed realigned sewer due to the retaining wall along the development's western boundary. Specifically, the consequences of building a trunk sewer 4m deep and offset 2m from the toe of a 2.6m retaining wall.

The zone of influence for a sewer of this depth extends approximately 4.6m into the development footprint (refer annotated figure below).

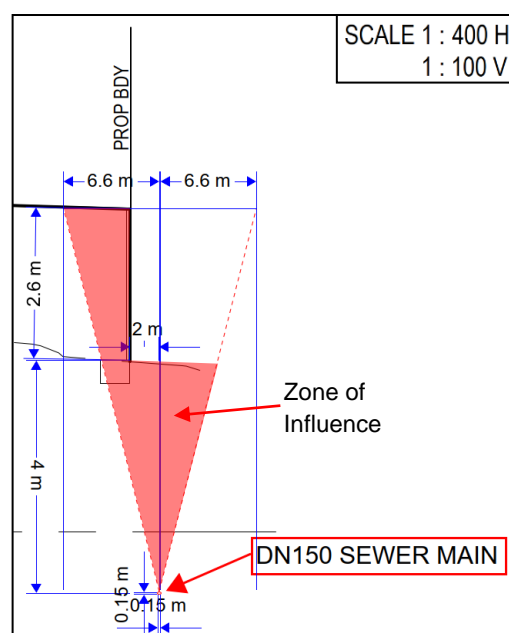


Figure 1: Zone of Influence for DN150 Sewer Along Western Boundary of Development

The Applicant is requested to confirm how the interaction between the foundations of the retaining wall proposed along the length of the development's western boundary and the new 150mm trunk sewer will be designed and constructed independent of one another.

Cross sections showing the proposed retaining wall footings and trunk sewer arrangement are requested to support the discussion.

Advice Notes: As the asset owner of this trunk sewer, Council may be required to access, excavate, and repair this infrastructure in the future.

The current design does not demonstrate that the sewer can be maintained without implications for the stability and integrity of the proposed retaining wall. Officers seek confirmation that the integrity of the development's western retaining wall will not be undermined by Council's requirement to maintain this asset.

15. Officers hold concern that there is insufficient clearance between the perimeter retaining wall and sewer infrastructure along the southern and western boundaries of the development.

The Applicant is requested to confirm sufficient clearances are provided between all existing or proposed trunk sewer infrastructure and retaining walls in accordance with FNQROC Development Manual D7.16.

16. Concern is raised regarding the pipe cover to the DN375 sewer rising main along Crimmins Street, and the DN150 and DN300 water main along Davidson Street at the development's accesses.

The Applicant is requested to confirm (with potholing) the pipe cover to the new road surface is achieved in accordance with FNQROC Development Manual D6.11.

Where minimum cover cannot be achieved, the treatment options in D6.11 are to be adopted.

Retaining Wall

17. It is noted that a retaining wall is proposed at a majority of the development's perimeter. Officers are concerned that the limited detail of the retaining wall does not clearly indicate all elements of the wall will be contained within the development footprint, inclusive of footings.

The Applicant is requested to confirm all elements of any retaining walls proposed will be wholly contained within the development footprint.

Vegetation Damage External

18. Concern is raised regarding the proposed removal of trees outside of the development boundary as shown on Hunt Design Drawing DA3.1.

The Applicant is requested to revise the proposed removal of trees to include only those located within the development footprint.

Where trees external to the site are proposed to be removed, or have the potential to be impacted to enable construction of retaining walls, trunk sewer infrastructure or stormwater infrastructure, these must be identified and assessed by an experienced and suitably qualified arborist. A report on the trees impacted by the development must be provided as part of the response to this information request.

19. It is noted that sewer and stormwater infrastructure is proposed along the western boundary of the development site, with the potential to directly impact the SRZs and TPZs of many existing trees.

Advice Note: Officers are concerned that the 2.6m high retaining wall, stormwater outlet infrastructure, and realigned 4m deep 150mm diameter trunk sewer proposed along the western boundary will be very detrimental to the wellbeing of existing trees in this area (outside the development).

In addition, vegetation west of the development site is classed as “area containing of concern regional ecosystem” (SARA Development Assessment Mapping System) and mapped as Category B Remnant Vegetation (Qld Globe). Refer Figure 2 and 3 below.

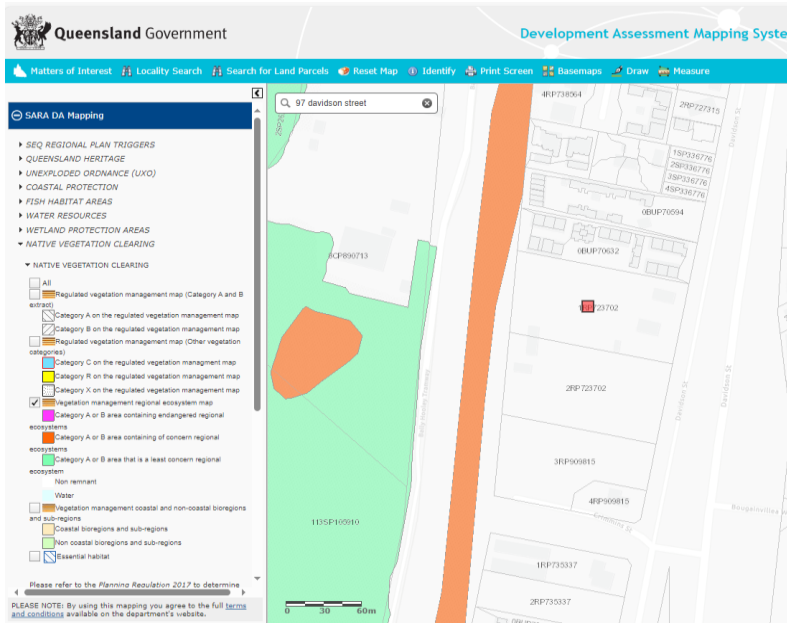


Figure 2: Vegetation Mapping Adjacent Development (SARA DAMS Mapping)



Figure 3: Remnant Vegetation Category B (Qld Globe)

The Applicant is requested to engage a suitably experienced and qualified arborist to assess each tree located within 10m of the development's western boundary.

The assessment is required to indicate which trees are at risk of being harmed or destroyed as a result of the proposed retaining walls, trunk sewer infrastructure, and stormwater outlet infrastructure. The assessment should also discuss the measures required to protect any trees at risk of being harmed or destroyed. Reference should be made to the vegetation mapping west of the site.

20. Concern is raised regarding the absence of existing tree mapping information on the submitted civil drawings. In particular, the drawings do not appear to reflect the extent of trees along the western boundary of the development site.

The Applicant is requested to update the civil drawings to include all trees based on field survey location by a licenced surveyor/survey firm. The information must include trunk size (DBH), structural root protection zone (SRZ) and tree protection zone (TPZ) for each tree within 10m of the western development boundary.

Trees proposed to be removed are to be denoted in a different colour to trees to be kept.

It is also requested that the legend on these drawings clearly indicate the trunk, SRZ, TPZ, and tree removal status.

21. The Applicant is requested to confirm why a tree adjacent the existing sewerage pump station at Crimmins Street is indicated for removal as shown on Hunt Design Drawing DA.3.1.

Advice Note: The Applicant is advised that the clearing of vegetation outside the development footprint is subject to review and approval by Council and should not be relied on to achieve the Development Outcomes.

Easement

22. An easement is noted within existing Lot 4 on RP909815 adjacent Crimmins Street.

The Applicant is requested to confirm the purpose and use rights attached to this existing easement. If the easement is proposed to be removed from the development footprint, the Applicant is to confirm the interested parties have consented to its removal and whether replacement infrastructure and easement(s) are provided elsewhere in the development.

23. It is noted on the drawings in the Electrical Design Report by Hopkinson Consulting Engineers that a substation nominally 6m x 8m is proposed in the south-west corner of the development.

The Applicant is requested to confirm that the substation will be contained within a registered easement in favour of Council. All documentation leading to the registration of the easement must be completed at no cost to Council.

The Applicant is also requested to confirm Ergon are supportive of the proposed substation's location and accessibility via roads internal to the development.

Water Reticulation

24. Officers hold concern that there is insufficient clearance between the perimeter retaining wall and existing (DN150 and DN300) AC water mains along Davidson Street.

The Applicant is requested to confirm sufficient clearances are provided between all water mains and retaining walls, etc. in accordance with FNQROC Development Manual D6.15. Locations of existing services are to be confirmed with potholing and survey. The resulting clearances to road pavements, footings and other services are to be dimensioned on the application plans.

25. Clarification is requested for the calculations provided for the pre-development water demand across the four existing lots. Specifically, Officers seek additional information on the number of units used for each type of equivalent connection.

For example, 103 van sites and 15 cabins were used to calculate the demand for the caravan park.

The Applicant is requested to confirm how the number of units used for each type of equivalent connection was verified and whether these demands are consistent with current approved lawful uses.

Road

26. It is noted that the Traffic Impact Assessment (TIA) submitted concluded that this development would have a “*minimal to negligible impact on the existing traffic network*”. The Applicant must clarify if this statement is attributed to the State Road network or to Council’s Road network.

In addition, the report must clarify the operation and impacts to Davidson Street and Crimmins Street individually and indicate the distribution of traffic between the development’s accesses off these streets.

The Applicant is also requested to provide traffic count data to support the findings of the TIA noting the requirements of FNQROC Development Manual, Table D1.1 Street and Road Hierarchy – Deemed to Comply Requirements.

Footpath

27. The Applicant is requested to confirm that a 2m wide footpath is proposed along the frontage of Davidson Street. Reference is made to IPWEA’s Street Design Manual: Walkable Neighbourhoods and FNQROC Development Manual D1.
28. The design must be amended to clearly show no filling of the verge that would alter the longitudinal grade or cross fall of the 2m wide concrete footpath. In particular, the entry and exit driveways must not ramp within the verge.
29. The Applicant is requested to provide further information regarding how informal parking on the eastern verge of Davidson Street will be managed/discouraged, and how separation to the footpath east of this street will be provided.

Electrical

30. It is noted from the drawings in the Electrical Design Report by Hopkinson Consulting Engineers that seven existing power poles along the development’s road frontage are proposed to be removed and relocated underground.

The Applicant is requested to confirm the location of service conflicts with other infrastructure within the verge of Crimmins Street and Davidson Street, noting the vertical and horizontal clearance requirements of Water Services Association of Australia (WSA).

31. Officers hold concern that the existing street lighting along Davidson Street is insufficient to meet the needs of this development.

The Applicant is requested to confirm street lighting on Davidson Street will be reviewed and upgraded as required as part of the overhead power line relocation works when applying for Operational Works Approval.

32. Concern is raised regarding the lack of clarity regarding electrical metering indicated within the Electrical Design Report by Hopkinson Consulting Engineers. Council is of the understanding that the private dwellings proposed within the development will be individually metered.

The Applicant is requested to confirm the Body Corporate of this development is responsible for operation and any costs associated with individual metering of private dwellings within the site, and not Council.

Treatment Plant

33. Provide an Odour Impact Assessment by an appropriately qualified professional having regard to the proximity of the site to the Port Douglas Waste Water Treatment Plant.

Contours / Building Height

34. Existing site contour plan lacks labelling of the contours. Provide a site survey with contours labelled.
35. The development does not comply with building height as suggested in the Planning Report. Review the plans and accurately calculate building height in accordance with the Planning Scheme and detail building height on the proposal plans. Further detail is required to address the assessment benchmarks relating to building height.

Due Date

The due date for providing the requested information is 2 February 2023 accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of the application.

Other

Please quote Council's application number: CA 2023_5420/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully

A handwritten signature in black ink, appearing to be 'P. Hoye', with a small dot at the end.

For
Paul Hoye
Manager Environment & Planning