



E: <u>kelly@kellyreaston.com.au</u>
W: <u>http://www.kellyreaston.com.au/</u>
51 Sheridan Street, Cairns, QLD 4870

ABN: 22 652 093 626

Our Ref: KRDPS:Gurner

13 September 2023

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

To: <a href="mailto:enquiries@douglas.qld.gov.au">enquiries@douglas.qld.gov.au</a> (By Email)

Dear Neil,

Response to Action Notice including amended combined application seeking a Development Permit for a Material Change of Use for a Resort Complex, Short Term Accommodation, Multiple Dwellings, and Reconfiguring a Lot (4 Lots into 45 Community Title Lots + Common Property) at 97- 113 Davidson Street, Port Douglas (RP: Lot 1RP723702, 2RP723702, 3RP909815, 4RP909815)

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

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

In response to Council's Action Notice dated 20 June 2023, the development application has been amended with respect to the proposed 'Hotel' component, which is now defined and referred to as a 'Resort Complex' as opposed to a "Short Term Accommodation" use. As a result, the Planning Report, Landowner's Consent, DA Form 1 and other supporting documents have been amended.

Consequently, the development application is now deemed Impact assessable.

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

- 1. Amended DA Form 1 Attachment 1
- 2. Title Searches and Amended Landowner's Consent- Attachment 2



- 3. Amended Plans of Development (Architectural and Landscaping plans) Attachment 3
- 4. Amended Planning Report Attachment 4
- 5. Amended Civil Engineering Report Attachment 5
- 6. Amended Traffic Impact Assessment Attachment 6
- 7. Geotechnical Report Attachment 7
- 8. Flood Study Attachment 8
- 9. Hydraulic Design Report Attachment 9
- 10. Electrical Report Attachment 10
- 11. Amended assessment against the applicable development codes Douglas Shire Planning Scheme 2018 v1.0 **Attachment 11**
- 12. Amended assessment of the applicable SDAP Provisions Attachment 12.

In accordance with Council's Schedule of Fees for the 2022/23 Financial Year and advice within the Action Notice dated 20 June 2023, the application fee is \$88,963.00 and will be paid by the Applicant following lodgement of the development application with Council.

We note that there has been a minor change to the total number of hotel rooms:

- 1 Bed, originally 104 in total, increased to 110; and
- 2 Bed, originally 3 in total, decreased to 2.

If this incidental change to the total number of rooms causes a change to the application fee, we kindly request Council Officers confirm the revised fee via the below email address and issue a further invoice to facilitate direct payment.

Should you require any further information, please do not hesitate to contact Kelly Reaston on 0400 974 688 or at <a href="mailto:kelly@kellyreaston.com.au">kelly@kellyreaston.com.au</a>.

Kind regards

Kelly Reaston | Director



# Attachment 1 Completed DA Form 1



#### DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development** (i.e. material change of use, operational work or reconfiguring a lot), use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

#### PART 1 - APPLICANT DETAILS

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

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<ul><li> ☐ Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)</li></ul>



### PART 2 - LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)  Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <u>DA</u>								
Forms Guide: Relevant plans.  3.1) Street address and let on plan								
3.1) Street address and lot on plan  ⊠ Street address AND lot on plan (all lots must be listed), or								
Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).								
	Unit No.	Stree	t No.	Stree	t Name and	Туре		Suburb
2)		97	97 Davidson Street					Port Douglas
a)	Postcode	Lot N	0.	Plan	Type and Nu	ımber <i>(e.g. RF</i>	, SP)	Local Government Area(s)
	4877	1		RP72	23702			Douglas
	Unit No.	Stree	t No.	Stree	t Name and	Туре		Suburb
<b>b</b> )		107		David	lson Street			Port Douglas
b)	Postcode	Lot N	0.	Plan	Type and Nu	ımber (e.g. RF	, SP)	Local Government Area(s)
	4877	2		RP72	23702			Douglas
	Unit No.	Stree	t No.	Stree	t Name and	Туре		Suburb
		109-1	11	David	lson Street			Port Douglas
c)	Postcode	Lot N	0.	Plan	Type and Nu	ımber (e.g. RF	, SP)	Local Government Area(s)
	4877	3		RP90	9815			Douglas
	Unit No.	Stree	t No.	Stree	t Name and	Туре		Suburb
.1\		113		Davidson Street			Port Douglas	
d)	Postcode	Lot No. Pl			Plan Type and Number (e.g. RP, SP)			Local Government Area(s)
	4877	4		RP90	)9815			Douglas
3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)  Note: Place each set of coordinates in a separate row.								
					le and latitud	le		
Longit			Latitu			Datum		Local Government Area(s) (if applicable)
	(- )			(-)		□ WGS84		
						☐ GDA94		
						Other:		
☐ Co	ordinates of	premis	es by e	easting	and northing	)		
Eastin	g(s)	North	ning(s)		Zone Ref.	Datum		Local Government Area(s) (if applicable)
					<u></u> 54	☐ WGS84		
☐ 55 ☐			☐ GDA94					
□ 56 □ Other:								
3.3) A	dditional pre	mises						
Additional premises are relevant to this development application and the details of these premises have been								
	ached in a so t required	chedule	e to this	devel	opment appli	cation		
<u>F7</u>								
4) Identify any of the following that apply to the premises and provide any relevant details								
						in or above a		
	of water how		-					

On strategic port land under the Transport Infrastructure	e Act 1994
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
☐ In a tidal area	
Name of local government for the tidal area (if applicable):	
Name of port authority for tidal area (if applicable):	
☐ On airport land under the Airport Assets (Restructuring	and Disposal) Act 2008
Name of airport:	
Listed on the Environmental Management Register (EM	MR) under the Environmental Protection Act 1994
EMR site identification:	
Listed on the Contaminated Land Register (CLR) under	the Environmental Protection Act 1994
CLR site identification:	
5) Are there any existing easements over the premises? Note: Easement uses vary throughout Queensland and are to be identified.	ad correctly and accurately. For further information on easements and
how they may affect the proposed development, see <u>DA Forms Guide</u> .	a correctly and accurately. For further information on casements and
	e included in plans submitted with this development
application	
□ INO	
PART 3 – DEVELOPMENT DETAILS	
TAKE O BEVELOT MENT BETALLO	
Section 1 – Aspects of development	
Section 1 – Aspects of development  6.1) Provide details about the first development aspect  a) What is the type of development? (tick only one box)	
6.1) Provide details about the first development aspect	☐ Operational work ☐ Building work
6.1) Provide details about the first development aspect a) What is the type of development? (tick only one box)	☐ Operational work ☐ Building work
6.1) Provide details about the first development aspect a) What is the type of development? (tick only one box)  ☑ Material change of use ☐ Reconfiguring a lot	☐ Operational work ☐ Building work ☐ Preliminary approval that includes a variation approval
6.1) Provide details about the first development aspect a) What is the type of development? (tick only one box)  ☑ Material change of use ☐ Reconfiguring a lot b) What is the approval type? (tick only one box)	
6.1) Provide details about the first development aspect a) What is the type of development? (tick only one box)  ☑ Material change of use ☐ Reconfiguring a lot b) What is the approval type? (tick only one box)  ☑ Development permit ☐ Preliminary approval	☐ Preliminary approval that includes a variation approval
a) What is the type of development? (tick only one box)  ☐ Material change of use ☐ Reconfiguring a lot  b) What is the approval type? (tick only one box)  ☐ Development ☐ Preliminary approval  c) What is the level of assessment?	Preliminary approval that includes a variation approval
a) What is the type of development? (tick only one box)  ☐ Material change of use ☐ Reconfiguring a lot  ☐ Be approval type? (tick only one box)  ☐ Development permit ☐ Preliminary approval  ☐ Code assessment ☐ Impact assessment (required)  ☐ Provide a brief description of the proposal (e.g. 6 unit aparticulots):	Preliminary approval that includes a variation approval res public notification) ment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3
6.1) Provide details about the first development aspect  a) What is the type of development? (tick only one box)  ☐ Material change of use ☐ Reconfiguring a lot  b) What is the approval type? (tick only one box)  ☐ Development permit ☐ Preliminary approval  c) What is the level of assessment?  ☐ Code assessment ☐ Impact assessment (required)  d) Provide a brief description of the proposal (e.g. 6 unit aparts)	Preliminary approval that includes a variation approval res public notification) ment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3
a) What is the type of development? (tick only one box)  ☐ Material change of use ☐ Reconfiguring a lot  ☐ Be approval type? (tick only one box)  ☐ Development permit ☐ Preliminary approval  ☐ Code assessment ☐ Impact assessment (required)  ☐ Provide a brief description of the proposal (e.g. 6 unit aparticulots):	Preliminary approval that includes a variation approval res public notification) ment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3
a) What is the type of development? (tick only one box)  ☐ Material change of use ☐ Reconfiguring a lot  ☐ By What is the approval type? (tick only one box)  ☐ Development permit ☐ Preliminary approval  ☐ Code assessment ☐ Impact assessment (required)  ☐ Provide a brief description of the proposal (e.g. 6 unit aparts lots):  ☐ Resort Complex (112 rooms and with restaurants and ancions)  ☐ Relevant plans  ☐ Relevant plans are required to be submitted for all aspects of this contents.	Preliminary approval that includes a variation approval res public notification) ment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 illary facilities)
a) What is the type of development? (tick only one box)  ☐ Material change of use ☐ Reconfiguring a lot  ☐ What is the approval type? (tick only one box)  ☐ Development permit ☐ Preliminary approval  ☐ Code assessment ☐ Impact assessment (required)  ☐ Provide a brief description of the proposal (e.g. 6 unit aparts lots):  ☐ Resort Complex (112 rooms and with restaurants and ancional Relevant plans  ☐ Relevant plans  ☐ Relevant plans are required to be submitted for all aspects of this of Relevant plans.	Preliminary approval that includes a variation approval respublic notification)  ment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 development application. For further information, see DA Forms quide:
a) What is the type of development? (tick only one box)  ☑ Material change of use ☐ Reconfiguring a lot b) What is the approval type? (tick only one box) ☑ Development permit ☐ Preliminary approval c) What is the level of assessment? ☐ Code assessment ☑ Impact assessment (required) d) Provide a brief description of the proposal (e.g. 6 unit aparticulate):  Resort Complex (112 rooms and with restaurants and ancional Relevant plans  Note: Relevant plans are required to be submitted for all aspects of this of Relevant plans. ☑ Relevant plans of the proposed development are attach	Preliminary approval that includes a variation approval res public notification) ment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 illary facilities) development application. For further information, see <u>DA Forms guide:</u> ned to the development application
a) What is the type of development? (tick only one box)  ☐ Material change of use ☐ Reconfiguring a lot  ☐ By What is the approval type? (tick only one box)  ☐ Development permit ☐ Preliminary approval  ☐ Code assessment ☐ Impact assessment (required)  ☐ Provide a brief description of the proposal (e.g. 6 unit aparts lots):  ☐ Resort Complex (112 rooms and with restaurants and ancions)  ☐ Relevant plans  ☐ Relevant plans are required to be submitted for all aspects of this of Relevant plans.  ☐ Relevant plans of the proposed development are attached.  ☐ Provide details about the second development aspect	Preliminary approval that includes a variation approval res public notification) ment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 illary facilities) development application. For further information, see <u>DA Forms guide:</u> ned to the development application
a) What is the type of development? (tick only one box)  ☑ Material change of use ☐ Reconfiguring a lot b) What is the approval type? (tick only one box) ☑ Development permit ☐ Preliminary approval c) What is the level of assessment? ☐ Code assessment ☑ Impact assessment (required) d) Provide a brief description of the proposal (e.g. 6 unit aparticulate):  Resort Complex (112 rooms and with restaurants and ancional Relevant plans  Note: Relevant plans are required to be submitted for all aspects of this of Relevant plans. ☑ Relevant plans of the proposed development are attach	Preliminary approval that includes a variation approval res public notification) ment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 illary facilities) development application. For further information, see <u>DA Forms guide:</u> ned to the development application
a) What is the type of development? (tick only one box)  ⊠ Material change of use ☐ Reconfiguring a lot b) What is the approval type? (tick only one box)  ☑ Development permit ☐ Preliminary approval c) What is the level of assessment?  ☐ Code assessment ☑ Impact assessment (required) Provide a brief description of the proposal (e.g. 6 unit aparticulars):  Resort Complex (112 rooms and with restaurants and ancional Relevant plans  Note: Relevant plans are required to be submitted for all aspects of this of Relevant plans.  ☑ Relevant plans of the proposed development are attached. Provide details about the second development aspect a) What is the type of development? (tick only one box)	Preliminary approval that includes a variation approval respublic notification)  ment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 illary facilities)  development application. For further information, see DA Forms quide:  med to the development application
a) What is the type of development? (tick only one box)  ☐ Material change of use ☐ Reconfiguring a lot  ☐ Development permit ☐ Preliminary approval  ☐ Code assessment ☐ Impact assessment (required)  ☐ Provide a brief description of the proposal (e.g. 6 unit aparticulats):  ☐ Resort Complex (112 rooms and with restaurants and ancions)  ☐ Relevant plans  ☐ Relevant plans are required to be submitted for all aspects of this of Relevant plans.  ☐ Relevant plans of the proposed development are attacted.  ☐ Provide details about the second development aspect a) What is the type of development? (tick only one box)  ☐ Material change of use ☐ Reconfiguring a lot	Preliminary approval that includes a variation approval  res public notification)  ment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3  illary facilities)  development application. For further information, see DA Forms quide:  ned to the development application  Operational work  Building work
a) What is the type of development? (tick only one box)  ☐ Material change of use ☐ Reconfiguring a lot  ☐ What is the approval type? (tick only one box)  ☐ Development permit ☐ Preliminary approval  ☐ Code assessment ☐ Impact assessment (required)  ☐ Provide a brief description of the proposal (e.g. 6 unit aparts lots):  ☐ Resort Complex (112 rooms and with restaurants and ancion)  ☐ Relevant plans  ☐ Relevant plans  ☐ Relevant plans are required to be submitted for all aspects of this of Relevant plans.  ☐ Relevant plans of the proposed development are attached.  ☐ Provide details about the second development aspect a) What is the type of development? (tick only one box)  ☐ Material change of use ☐ Reconfiguring a lot  ☐ What is the approval type? (tick only one box)	Preliminary approval that includes a variation approval respublic notification)  ment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 illary facilities)  development application. For further information, see DA Forms quide:  med to the development application
a) What is the type of development? (tick only one box)  ☐ Material change of use ☐ Reconfiguring a lot  ☐ What is the approval type? (tick only one box)  ☐ Development permit ☐ Preliminary approval  ☐ Code assessment?  ☐ Code assessment ☐ Impact assessment (required)  ☐ Provide a brief description of the proposal (e.g. 6 unit aparticulate):  ☐ Resort Complex (112 rooms and with restaurants and ancions):  ☐ Relevant plans  ☐ Relevant plans  ☐ Relevant plans are required to be submitted for all aspects of this of Relevant plans.  ☐ Relevant plans of the proposed development are attached.  ☐ Provide details about the second development aspect  ☐ What is the type of development? (tick only one box)  ☐ Material change of use ☐ Reconfiguring a lot  ☐ Development permit ☐ Preliminary approval	Preliminary approval that includes a variation approval  res public notification)  ment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3  illary facilities)  development application. For further information, see DA Forms guide:  ned to the development application  Operational work  Building work  Preliminary approval that includes a variation approval

lots):

Accommodation (	44 villas)			
bmitted for all aspects o	of this development app	lication. For further inf	ormation, see <u>DA Fo</u>	orms Guide:
d development are	attached to the de	velopment applica	tion	
ment				
ent details				
	ve any of the follow	/ina?		
			ıl planning instru	ıment
_		abio againot a loca	ii piaiiiiig iiioue	
·		na work details		
	DA I OIIII 2 – Bulluli	ig work details		
• • •	e development applicati	on involves a material	change of use asse	ssable against a
e Provide th			_	Gross floor area (m²) (if applicable)
12 Resort Co	mplex			See attached Planning Report.
	-			See attached Planning Report.
e the use of existing	ng buildings on the	premises?		
pleted if any part of the	e development application	on involves reconfiguri	ng a lot.	
econfiguration? (tic	k all applicable boxes)			
	Dividing land in	nto parts by agree	ment (complete 11	'))
12))				s to a lot
nany lots are being	created and what	is the intended us	e of those lots:	
Residential	Commercial	Industrial	Other, please	specify:
	development are ment are relevant to eart 3 Section 1 of eart 4 Se	I development are attached to the dement  Ident are relevant to this development art 3 Section 1 of this form have been art 3 Section 1 of this form have been art 3 Section 1 of this form have been art 3 Section 1 of this form have been art 3 Section 1 of this form have been art 3 Section 1 of this form have been art 3 Section 1 of this form have been are the table and the section 2 of the development 2 Policy and the development 3 of the develop	consisted for all aspects of this development application. For further infinite development are attached to the development application and the cart 3 Section 1 of this form have been attached to this cart 3 Section 1 of this form have been attached to this cart 3 Section 1 of this form have been attached to this cart 3 Section 1 of this form have been attached to this cart 4 Section 1 of this form have been attached to this cart 4 Section 1 of this form have been attached to this cart 4 Section 2 Section 1 of this form have been attached to this cart 4 Section 1 of this form have been attached to this cart 4 Section 1 of this form have been attached to this cart 4 Section 1 of this form have been attached to this cart 4 Section 1 of this form have been attached to this cart 4 Section 1 of the development 2 Section 1 of the development application involves a material cart 4 Section 1 of the development application involves a material cart 4 Section 1 of the development application involves a material cart 4 Section 1 of the development application involves a material cart 4 Section 1 of the development application involves a material cart 4 Section 1 of the development application involves reconfiguration 2 Section 1 of the development application involves reconfiguration 2 Section 1 of the development application involves reconfiguration 2 Section 1 of the development application involves reconfiguration 2 Section 1 of the development application involves reconfiguration 2 Section 1 of the development application involves reconfiguration 2 Section 1 of the development application involves are 2 Section 1 of the development application involves are 2 Section 1 of the development application involves are 2 Section 1 of the development application involves are 2 Section 1 of the development application involves are 2 Section 1 of the development application involves are 2 Section 1 of the development application involves are 2 Section 1 of the development application involves are 3 Section 1 of the development ap	Described for all aspects of this development application. For further information, see DA Formation and the details of the development application and the details for the cart 3 Section 1 of this form have been attached to this development application and the details for the cart 3 Section 1 of this form have been attached to this development application involves any of the following?  If yes — complete division 1 if assessable against a local planning instructives — complete division 2  If yes — complete division 3  If yes — complete division 4  If yes — complete divi

Number of lots crea	ted		44 (CTS) x Residential L	ots				1 (CTS)x Resort Complex Lot, plus
			_					Common Property
10.2) Will the subdiv	vision be	stag	ged?					
☐ Yes – provide ac								
How many stages w	vill the wo	rks	include?					
What stage(s) will the apply to?	nis develo	ppm	ent application					
11) Dividing land int parts?	o parts by	y ag	reement – how	/ man	ıy part	s are being o	reated and what	is the intended use of the
Intended use of par	ts created	b	Residential		Com	mercial	Industrial	Other, please specify:
Number of parts cre	eated							
12) Boundary realig	nment							
12.1) What are the		nd p	roposed areas	for e	ach lo	t comprisina	the premises?	
	Curre		•			ļ		osed lot
Lot on plan descript			ea (m²)			Lot on plan	·	Area (m²)
			( )					
12.2) What is the re	ason for	the	boundary reali	anme	nt?			
,			, ,	<i>-</i>				
				exist	ting ea	sements bei	ng changed and	or any proposed easement?
(attach schedule if there				D		£ 41		
Existing or proposed?	Width (r	n)	Length (m)		oose o strian a	of the easeme ccess)	ent? (e.g.	Identify the land/lot(s) benefitted by the easement
р. оросош.				,		<u> </u>		a concount of the concount
Division 3 – Operati	onal wo	۲k						
lote: This division is only r					e develo	pment applicati	on involves operatior	nal work.
14.1) What is the na	ature of th	ne o	perational worl	_				
☐ Road work			L		mwate			frastructure
☐ Drainage work			L		hwork	S	~	infrastructure
Landscaping				Sigr	iage		☐ Cleaning	vegetation
Other – please s	•						-	
14.2) Is the operation	nal work	nec	essary to facili	tate t	he cre	ation of new	lots? (e.g. subdivis	ion)
Yes – specify nu	mber of r	new	lots:					
□ No								
14.3) What is the m	onetary v	alue	e of the propos	ed op	eratio	nal work? (in	clude GST, materials	and labour)
\$								
PART 4 – ASSI	ESSMI	ΞN	T MANAG	ER	DET	AILS		

15) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
Yes – a copy of the decision notice is attached to this development application
☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents
attached
⊠ No

#### PART 5 - REFERRAL DETAILS

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

☐ Water-related development – removing quarry material	(from a watercourse or lake)					
Water-related development – referable dams						
Water-related development –levees (category 3 levees only)						
Wetland protection area						
Matters requiring referral to the local government:						
Airport land						
Environmentally relevant activities (ERA) (only if the ERA	has been devolved to local government)					
Heritage places – Local heritage places						
Matters requiring referral to the Chief Executive of the di	_	on entity:				
☐ Infrastructure-related referrals – Electricity infrastructur	e					
Matters requiring referral to:						
The Chief Executive of the holder of the licence, if	not an individual					
The holder of the licence, if the holder of the licence	is an individual					
☐ Infrastructure-related referrals – Oil and gas infrastruct	ure					
Matters requiring referral to the Brisbane City Council:						
Ports – Brisbane core port land						
Matters requiring referral to the Minister responsible for	administering the <i>Transport II</i>	nfrastructure Act 1994:				
Ports – Brisbane core port land (where inconsistent with the	Brisbane port LUP for transport reasons	)				
☐ Ports – Strategic port land						
Matters requiring referral to the <b>relevant port operator</b> , if applicant is not port operator:						
Ports – Land within Port of Brisbane's port limits (below high-water mark)						
Matters requiring referral to the Chief Executive of the relevant port authority:						
☐ Ports – Land within limits of another port (below high-water mark)						
Matters requiring referral to the Gold Coast Waterways Authority:						
☐ Tidal works or work in a coastal management district (in Gold Coast waters)						
Matters requiring referral to the <b>Queensland Fire and Emergency Service</b> :  Tidal works or work in a coastal management district (involving a marina (more than six vessel berths))						
Tidal works of work in a coastal management district (ii	ivolving a marina (more than six vesser)	oerins))				
(0)11						
18) Has any referral agency provided a referral response f						
Yes – referral response(s) received and listed below ar	e attached to this development	application				
⊠ No						
Referral requirement	Referral agency	Date of referral response				
Identify and describe any changes made to the proposed	development application that wa	s the subject of the				
referral response and this development application, or include details in a schedule to this development application						
(if applicable).						
DART 6 INFORMATION REQUEST						

#### PART 6 – INFORMATION REQUEST

19)	Information request under Part 3 of the DA Rules
⊠ı	agree to receive an information request if determined necessary for this development application
	do not agree to accept an information request for this development application
Note	e: By not agreeing to accept an information request I, the applicant, acknowledge:
•	that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA

Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties

Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the <u>DA Forms Guide</u>.

#### PART 7 - FURTHER DETAILS

20) Are there any associated of	development applications or c	urrent appro	ovals? (e.g. a prelim	ninary approval)		
☐ Yes – provide details below ☐ No	v or include details in a sched	ule to this d	evelopment appli	cation		
List of approval/development application references	Reference number	Date		Assessment manager		
<ul><li>☐ Approval</li><li>☐ Development application</li></ul>						
<ul><li>☐ Approval</li><li>☐ Development application</li></ul>						
	-	•				
21) Has the portable long service operational work)	vice leave levy been paid? (onl	y applicable to	development applica	ations involving building work or		
No − I, the applicant will proassessment manager decident	ted QLeave form is attached to ovide evidence that the portal des the development applicational real only if I provide evidence the agand construction work is les	ole long servion. I acknown at the porta	vice leave levy ha wledge that the a able long service	as been paid before the ssessment manager may leave levy has been paid		
Amount paid	Date paid (dd/mm/yy)		QLeave levy nu	mber (A, B or E)		
\$						
22) Is this development applic notice?	ation in response to a show ca	ause notice	or required as a	result of an enforcement		
☐ Yes – show cause or enforc	cement notice is attached					
23) Further legislative requirer	ments					
Environmentally relevant ac						
23.1) Is this development appl Environmentally Relevant A						
Yes – the required attachm	nent (form ESR/2015/1791) for ment application, and details a al authority can be found by searching	r an applica re provided g "ESR/2015/1	tion for an enviro in the table below	nmental authority w		
Proposed ERA number:	,		RA threshold:			
Proposed ERA name:		'				
	Multiple ERAs are applicable to this development application and the details have been attached in a schedule to					
Hazardous chemical facilitie	<u>es</u>					
23.2) Is this development appl		nical facilit	<b>y</b> ?			
Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application						
⊠ No						

<b>Note</b> : See <u>www.business.qld.gov.au</u> for further information about hazardous chemical notifications.
Clearing native vegetation
23.3) Does this development application involve <b>clearing native vegetation</b> that requires written confirmation that the chief executive of the <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i> ?
☐ Yes – this development application includes written confirmation from the chief executive of the <i>Vegetation Management Act 1999</i> (s22A determination)
Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.  2. See <a href="https://www.qld.gov.au/environment/land/vegetation/applying">https://www.qld.gov.au/environment/land/vegetation/applying</a> for further information on how to obtain a s22A determination.
<b>Environmental offsets</b>
23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a <b>prescribed environmental matter</b> under the <i>Environmental Offsets Act 2014</i> ?
☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
No  Note: The environmental offset section of the Queensland Government's website can be accessed at <a href="https://www.qld.gov.au">www.qld.gov.au</a> for further information on environmental offsets.
Koala habitat in SEQ Region
23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?
☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
<ul><li>☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area</li><li>☒ No</li></ul>
<b>Note</b> : If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at <a href="www.des.qld.gov.au">www.des.qld.gov.au</a> for further information.
Water resources
23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ?
<ul> <li>Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development</li> <li>No</li> </ul>
Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.
DA templates are available from <a href="https://planning.dsdmip.qld.gov.au/">https://planning.dsdmip.qld.gov.au/</a> . If the development application involves:
Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
<ul> <li>Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2</li> <li>Taking overland flow water: complete DA Form 1 Template 3.</li> </ul>
Waterway barrier works
23.7) Does this application involve waterway barrier works?
☐ Yes – the relevant template is completed and attached to this development application ☐ No
DA templates are available from <a href="https://planning.dsdmip.qld.gov.au/">https://planning.dsdmip.qld.gov.au/</a> . For a development application involving waterway barrier works, complete DA Form 1 Template 4.
Marine activities
23.8) Does this development application involve aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?

Yes – an associated <i>resource</i> allocation authority is attached to this development application, if required under the <i>Fisheries Act 1994</i>
No Note: See guidance materials at <a href="https://www.daf.qld.gov.au">www.daf.qld.gov.au</a> for further information.
Quarry materials from a watercourse or lake
23.9) Does this development application involve the <b>removal of quarry materials from a watercourse or lake</b> under the <i>Water Act 2000?</i>
☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development ☐ No
<b>Note</b> : Contact the Department of Natural Resources, Mines and Energy at <a href="https://www.dnrme.qld.gov.au">www.business.qld.gov.au</a> for further information.
Quarry materials from land under tidal waters
23.10) Does this development application involve the <b>removal of quarry materials from land under tidal water</b> under the <i>Coastal Protection and Management Act 1995?</i>
☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development ☐ No
Note: Contact the Department of Environment and Science at <a href="www.des.qld.gov.au">www.des.qld.gov.au</a> for further information.
Referable dams
23.11) Does this development application involve a <b>referable dam</b> required to be failure impact assessed under section 343 of the <i>Water Supply (Safety and Reliability) Act 2008</i> (the Water Supply Act)?
Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
No Note: See guidance materials at <a href="https://www.dnrme.gld.gov.au">www.dnrme.gld.gov.au</a> for further information.
Tidal work or development within a coastal management district
23.12) Does this development application involve tidal work or development in a coastal management district?
Yes – the following is included with this development application:
Evidence the proposal meets the code for assessable development that is prescribed tidal work (only required if application involves prescribed tidal work)
☐ A certificate of title ☐ No
Note: See guidance materials at www.des.qld.gov.au for further information.
Queensland and local heritage places
23.13) Does this development application propose development on or adjoining a place entered in the <b>Queensland heritage register</b> or on a place entered in a local government's <b>Local Heritage Register</b> ?
☐ Yes – details of the heritage place are provided in the table below ☐ No
Note: See guidance materials at <a href="https://www.des.gld.gov.au">www.des.gld.gov.au</a> for information requirements regarding development of Queensland heritage places.
Name of the heritage place: Place ID:
<u>Brothels</u>
23.14) Does this development application involve a material change of use for a brothel?
Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the <i>Prostitution Regulation 2014</i>
• • • • • • • • • • • • • • • • • • • •
⊠ No
• • • • • • • • • • • • • • • • • • • •

<ul> <li>Yes – this application will be taken to be an application for a decision under section 62 of the <i>Transport Infrastructure Act 1994</i> (subject to the conditions in section 75 of the <i>Transport Infrastructure Act 1994</i> being satisfied)</li> <li>No</li> </ul>
Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation
23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?
<ul> <li>Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered</li> <li>No</li> <li>Note: See guidance materials at <a href="www.planning.dsdmip.qld.gov.au">www.planning.dsdmip.qld.gov.au</a> for further information.</li> </ul>

#### PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17  Note: See the Planning Regulation 2017 for referral requirements	⊠ Yes
If building work is associated with the proposed development, Parts 4 to 6 of <u>DA Form 2 – Building work details</u> have been completed and attached to this development application	<ul><li>☐ Yes</li><li>☒ Not applicable</li></ul>
Supporting information addressing any applicable assessment benchmarks is with the development application  Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see <a href="DAForms Guide: Planning Report Template">DAForms Guide: Planning Report Template</a> .	⊠ Yes
Relevant plans of the development are attached to this development application  Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms Guide</u> : Relevant plans.	⊠ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	☐ Yes ☑ Not applicable

25) Applicant declaration
🗵 By making this development application, I declare that all information in this development application is true and
correct
☑ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications
from the assessment manager and any referral agency for the development application where written information
is required or permitted pursuant to sections 11 and 12 of the Electronic Transactions Act 2001
Note: It is unlawful to intentionally provide false or misleading information.

**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

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

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

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

## PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:	Reference numb	per(s):	
Notification of engagement of	of alternative assessment mar	nager	
Prescribed assessment man	ager		
Name of chosen assessmen	t manager		
Date chosen assessment ma	anager engaged		
Contact number of chosen a	ssessment manager		
Relevant licence number(s)	of chosen assessment		
manager			
QLeave notification and pay	ment		
Note: For completion by assessmen	nt manager if applicable		
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted	by assessment manager		

Name of officer who sighted the form

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

6.3) Provide details about the	e first development aspect		
a) What is the type of develo	pment? (tick only one box)		
☐ Material change of use	□ Reconfiguring a lot	Operational work	☐ Building work
b) What is the approval type'	? (tick only one box)		
□ Development permit	☐ Preliminary approval	☐ Preliminary approval that	t includes a variation approval
c) What is the level of assess	sment?		
	Impact assessment (require	res public notification)	
d) Provide a brief description lots):	of the proposal (e.g. 6 unit apart	ment building defined as multi-unit d	welling, reconfiguration of 1 lot into 3
Reconfiguring a Lot (4 Lots in	nto 45 Community Title Lots +	- Common Property)	
e) Relevant plans			
<b>Note</b> : Relevant plans are required to <u>Relevant plans.</u>	o be submitted for all aspects of this	development application. For further	information, see <u>DA Forms guide:</u>
Relevant plans of the pro	posed development are attacl	ned to the development applic	ation

## **Attachment 2**

## **Title Search and Landowner's Consent**







## Queensland Titles Registry Pty Ltd ABN 23 648 568 101

Title Reference:	20827159
Date Title Created:	31/03/1971
Previous Title:	20204113

#### **ESTATE AND LAND**

Estate in Fee Simple

LOT 1 REGISTERED PLAN 723702 Local Government: DOUGLAS

#### REGISTERED OWNER

Dealing No: 721871797 01/08/2022

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

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

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

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

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





#### Queensland Titles Registry Pty Ltd ABN 23 648 568 101

Title Reference:	20827160
Date Title Created:	31/03/1971
Previous Title:	20204113

#### **ESTATE AND LAND**

Estate in Fee Simple

LOT 2 REGISTERED PLAN 723702 Local Government: DOUGLAS

#### REGISTERED OWNER

Dealing No: 721871797 01/08/2022

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

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

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

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

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





## Queensland Titles Registry Pty Ltd ABN 23 648 568 101

Title Reference:	50183947	Search Date:	26/04/2023
Date Title Created:	22/08/1997	Request No:	442
Previous Title:	20827161		

#### **ESTATE AND LAND**

Estate in Fee Simple

LOT 3 REGISTERED PLAN 909815 Local Government: DOUGLAS

#### REGISTERED OWNER

Dealing No: 722144784 01/12/2022

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

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

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

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

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





#### Queensland Titles Registry Pty Ltd ABN 23 648 568 101

Title Reference:	50183948
Date Title Created:	22/08/1997
Previous Title:	20827161

#### **ESTATE AND LAND**

Estate in Fee Simple

LOT 4 REGISTERED PLAN 909815 Local Government: DOUGLAS

#### REGISTERED OWNER

Dealing No: 722144784 01/12/2022

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

#### **EASEMENTS, ENCUMBRANCES AND INTERESTS**

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

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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

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

REAL PROPERTY DESCRIPTION  1RP723702  2RP723702  3RP909815  4RP909815  10  onsent to the making of a development application under  DAVIDSON STREET PORT DOUGLAS DEVELOPME  In the premises described above for:  1. A Development Permit for a Material Change of	
REAL PROPERTY DESCRIPTION  1RP723702 2RP723702 3RP909815 4RP909815 10 consent to the making of a development application under DAVIDSON STREET PORT DOUGLAS DEVELOPME on the premises described above for:  1. A Development Permit for a Material Change of	follows:  ADDRESS Davidson Street PORT DOUGLAS Davidson Street PORT DOUGLAS -111 Davidson Street PORT DOUGLAS
he company being the owner of the premises identified at REAL PROPERTY DESCRIPTION  1RP723702 2RP723702 3RP909815 4RP909815 10 consent to the making of a development application under DAVIDSON STREET PORT DOUGLAS DEVELOPME on the premises described above for:  1. A Development Permit for a Material Change of	follows:  ADDRESS Davidson Street PORT DOUGLAS Davidson Street PORT DOUGLAS -111 Davidson Street PORT DOUGLAS
REAL PROPERTY DESCRIPTION  1RP723702 2RP723702 3RP909815 4RP909815 10 consent to the making of a development application under  DAVIDSON STREET PORT DOUGLAS DEVELOPME  on the premises described above for:  1. A Development Permit for a Material Change of	ADDRESS Davidson Street PORT DOUGLAS Davidson Street PORT DOUGLAS -111 Davidson Street PORT DOUGLAS
1RP723702 97 2RP723702 10 3RP909815 10 4RP909815 11 consent to the making of a development application under DAVIDSON STREET PORT DOUGLAS DEVELOPME on the premises described above for:  1. A Development Permit for a Material Change of	ADDRESS Davidson Street PORT DOUGLAS Davidson Street PORT DOUGLAS -111 Davidson Street PORT DOUGLAS
REAL PROPERTY DESCRIPTION  1RP723702 2RP723702 3RP909815 4RP909815 10 consent to the making of a development application under DAVIDSON STREET PORT DOUGLAS DEVELOPME on the premises described above for:  1. A Development Permit for a Material Change of	ADDRESS Davidson Street PORT DOUGLAS Davidson Street PORT DOUGLAS -111 Davidson Street PORT DOUGLAS
1RP723702 97 2RP723702 10 3RP909815 10 4RP909815 11 consent to the making of a development application under DAVIDSON STREET PORT DOUGLAS DEVELOPME on the premises described above for:  1. A Development Permit for a Material Change of	Davidson Street PORT DOUGLAS Davidson Street PORT DOUGLAS -111 Davidson Street PORT DOUGLAS
2RP723702 10 3RP909815 10 4RP909815 11 consent to the making of a development application under DAVIDSON STREET PORT DOUGLAS DEVELOPME on the premises described above for:  1. A Development Permit for a Material Change of	Davidson Street PORT DOUGLAS  -111 Davidson Street PORT DOUGLAS
3RP909815 10 4RP909815 11 onsent to the making of a development application under DAVIDSON STREET PORT DOUGLAS DEVELOPME In the premises described above for:  1. A Development Permit for a Material Change of	-111 Davidson Street PORT DOUGLAS
ARP909815  In the premises described above for:  1. A Development Permit for a Material Change of the premise o	
onsent to the making of a development application under DAVIDSON STREET PORT DOUGLAS DEVELOPME n the premises described above for:  1. A Development Permit for a Material Change of	
A Development Permit for a Material Change of	
A Development Permit for a Material Change of	
	Ise for Resort Compley Short Term
Accommodation, and Multiple Dwellings.	osciol Resolt Gemplex, Ghort remi
<ol><li>Development Permit for Reconfiguring a Lot (4 Property).</li></ol>	ots into 45 Community Title Lots + Common

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

Signature of Director

Signature of Director/Secretary

Date

The Planning Act 2016 is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.

# Attachment 3 Plans of development













## Contents

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



#### 1.0 Prologue

One of Australia's foremost property developers, 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 with one site 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 carpark, 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 carparking for the Private Homes, dedicated garages have been provided to each building to maximise amenity and security.



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

The design for carparking 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 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.

Openable 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 facades 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 swimming lagoon from private decks at the front of the rooms.

A further 7 suites open directly into a unique private swimming pool set within a walled tropical garden to ensure privacy. Six of these suites have a basement level sleeping area accessed by a private stair from the ground level portion of the suite.

These suites are unique as they have a floor to ceiling glass wall, looking directly into the lagoon which is intended to be configured as an aquarium. Guests will look into an underwater scene with living corals, fish and other underwater life. These suites will be an extraordinary new form of accommodation in Port Douglas

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 13 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 24 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 facades, 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 second swimming lagoon bounded within a courtyard and limited to guests staying in those suites.

Six of these suites incorporate a lower level sleeping area looking directly into the private swimming lagoon.

Allowance has been made for 4 Premium suites that have the ability to be configured to meet the requirements of the traveller seeking the best-in-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 offsite Melaleuca Forest. Each Villa has a dedicated garage and second carpark 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 facades 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 106 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 incorporation of underwater suites looking into a swimming lagoon is unique and will capture the imagination of guests.

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, GURNER™'s 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.



# The Davidson by GURRNERTM



Port Douglas

Craiglie

Craiglie

Kayba ad shortcus May das 2021 Terris of Use Reports may evor



LOCATION MAPS

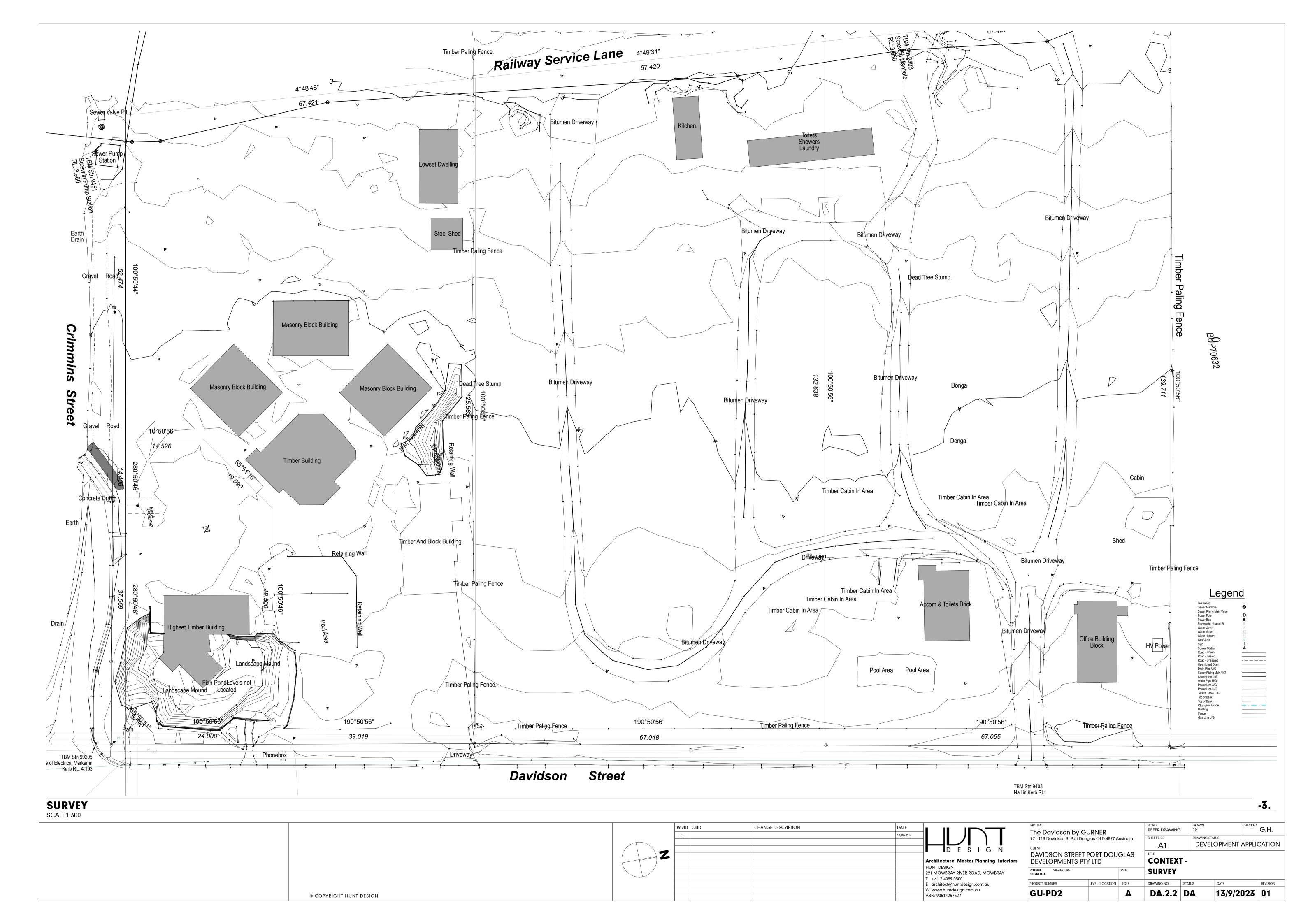


QLD GLOBE IMAGE - SUBJECT SITE



QLD GLOBE IMAGE - AERIAL

RevID	ChID	CHANGE DESCRIPTION	DATE		PROJECT The Davidson by	GURNER		SCALE REFER DRAWING	DRAWN JR	CHEC	G.H.	
01			13/9/2023		97 - 113 Davidson St Port D		Australia	SHEET SIZE  A1		IG STATUS VELOPMENT APF	PLICATION	
				Architecture Master Planning Interi	Architecture Master Planning Interiors	DAVIDSON STREET PORT DOUG DEVELOPMENTS PTY LTD			CONTEXT	Т -		
				HUNT DESIGN  291 MOWBRAY RIVER ROAD, MOWBRAY  T +61 7 4099 0300	CLIENT SIGNATURE SIGN OFF		DATE	LOCATIO	N & AE	RIAL IMAGE	S	
				E architect@huntdesign.com.au	PROJECT NUMBER	LEVEL / LOCATION	ROLE	DRAWING NO.	STATUS	DATE	REVISION	
				W www.huntdesign.com.au ABN: 90514257527	GU-PD2		A	DA.2.1	DA	13/9/202	3 01	







1. DRONE - SUBJECT SITE LOOKING EAST



2. DRONE - SUBJECT SITE LOOKING NORTH



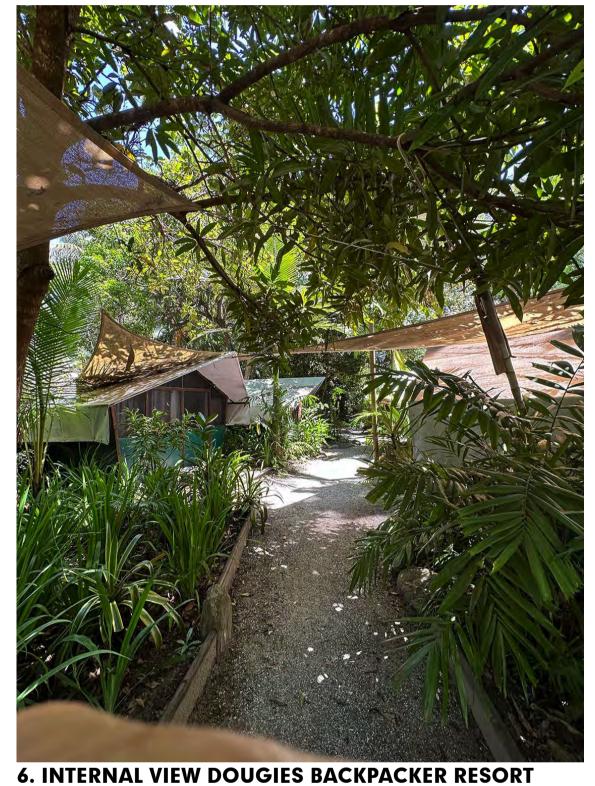
3. STREET VIEW - SUBJECT SITE LOOKING SOUTH



4. INTERNAL VIEW PANDANUS TOURIST PARK



5. INTERNAL VIEW PANDANUS TOURIST PARK







8. INTERNAL VIEW DOUGIES BACKPACKER RESORT



9. STREET CORNER - DAVIDSON & CRIMMINS STREETS



10. STREET VIEW - DOUGIES ENTRANCE - DAVIDSON STREET



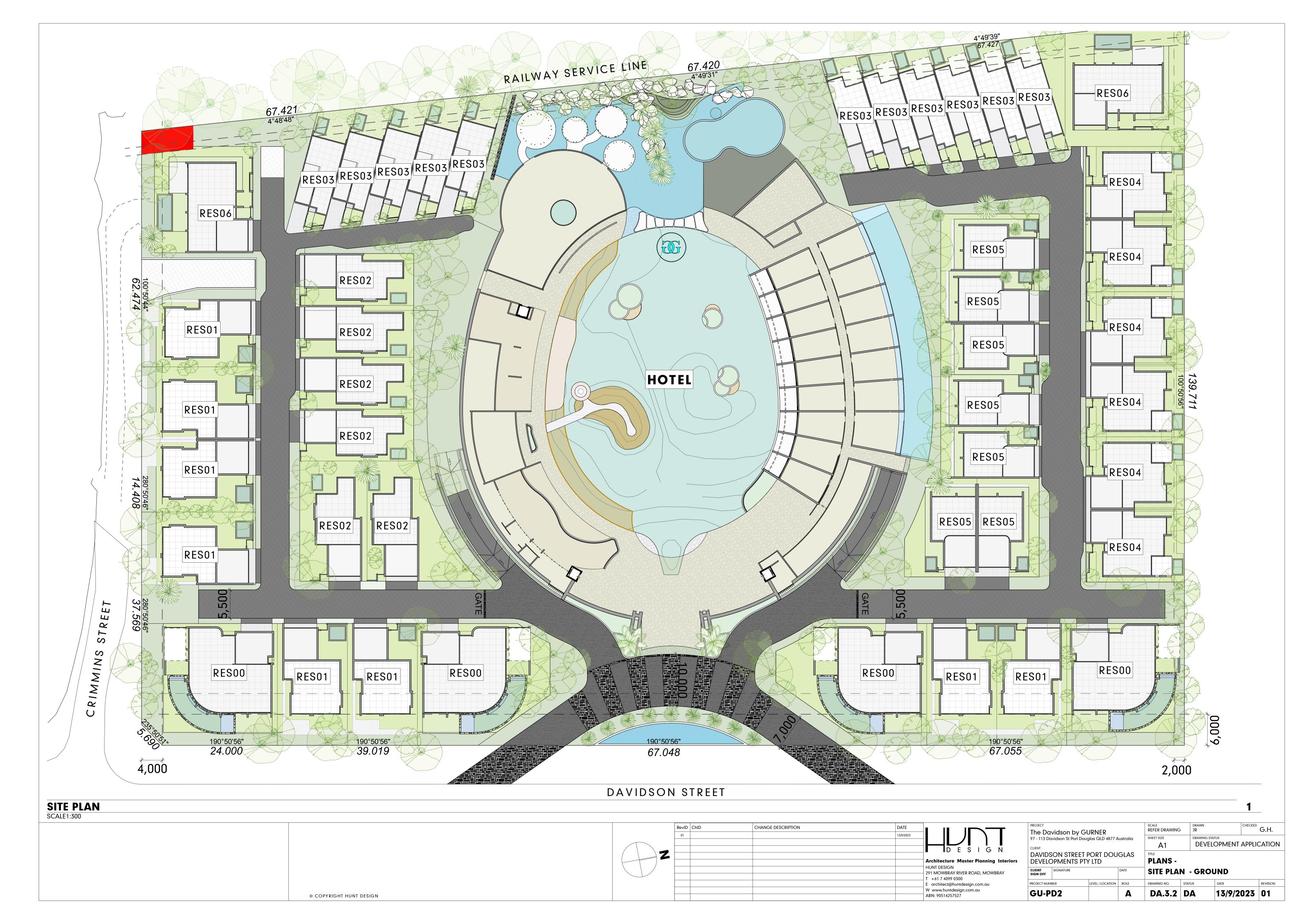
11. STREET VIEW - PANDANUS ENTRANCE - DAVIDSON STREET

CHANGE DESCRIPTION

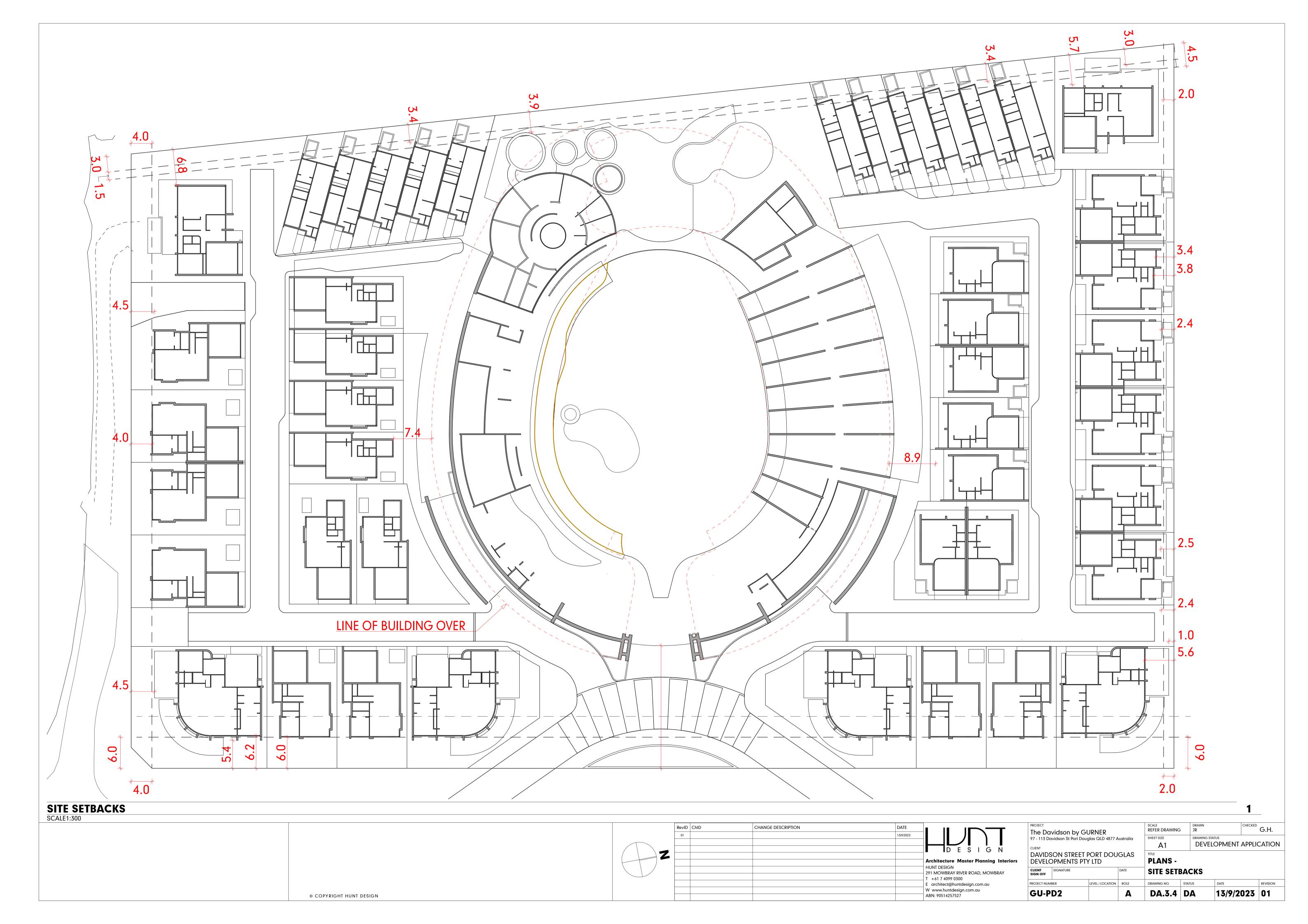


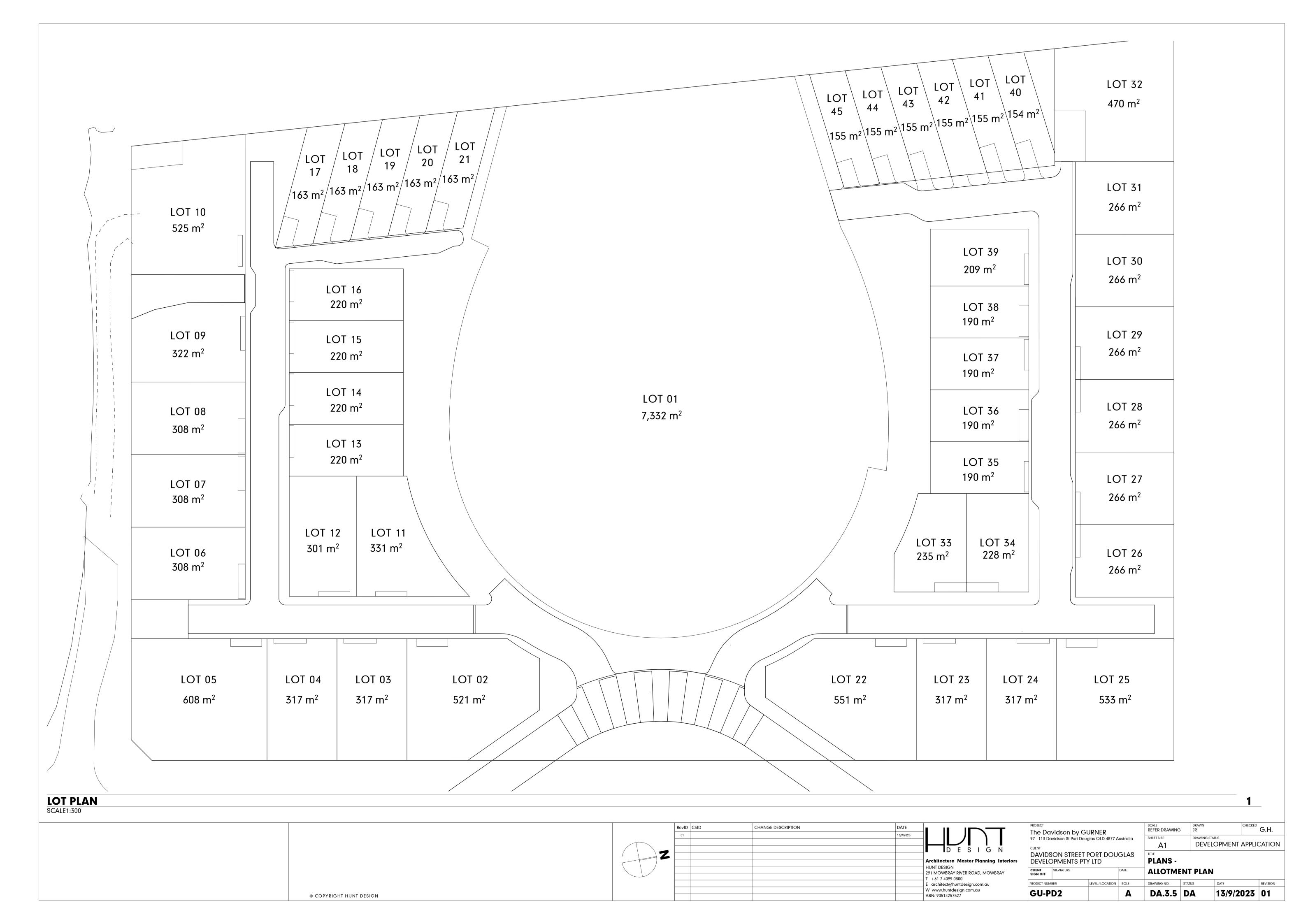
DATE 13/9/2023		97 - 113 Do	vidson by Gl avidson St Port Doug	glas QLD 4877 A		SCALE REFER DRAWING SHEET SIZE A1	DRAWING STA	ATUS  OPMENT APPLI	G.H.
	Architecture Master Planning Interiors	1	SON STREET F DPMENTS PTY		GLAS	CONTEXT	· <b>-</b>		
	HUNT DESIGN  291 MOWBRAY RIVER ROAD, MOWBRAY  T +61 7 4099 0300	CLIENT SIGN OFF	SIGNATURE		DATE	SITE IMA	GES		
	E architect@huntdesign.com.au	PROJECT NUM	1BER	LEVEL / LOCATION	ROLE	DRAWING NO.	STATUS	DATE	REVISION
	W www.huntdesign.com.au ABN: 90514257527	GU-P	<b>D2</b>		A	DA.2.4	DA	13/9/2023	01

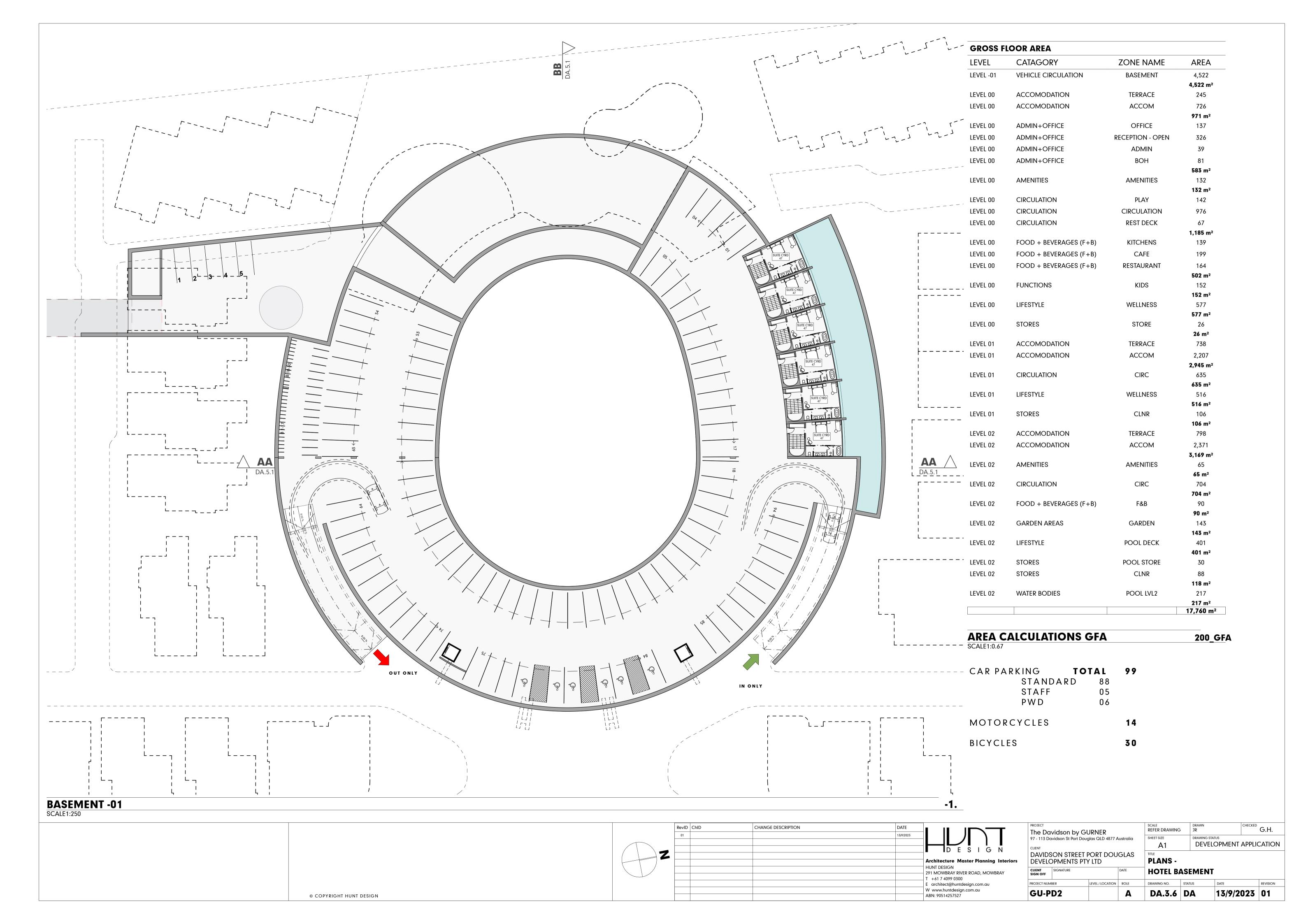


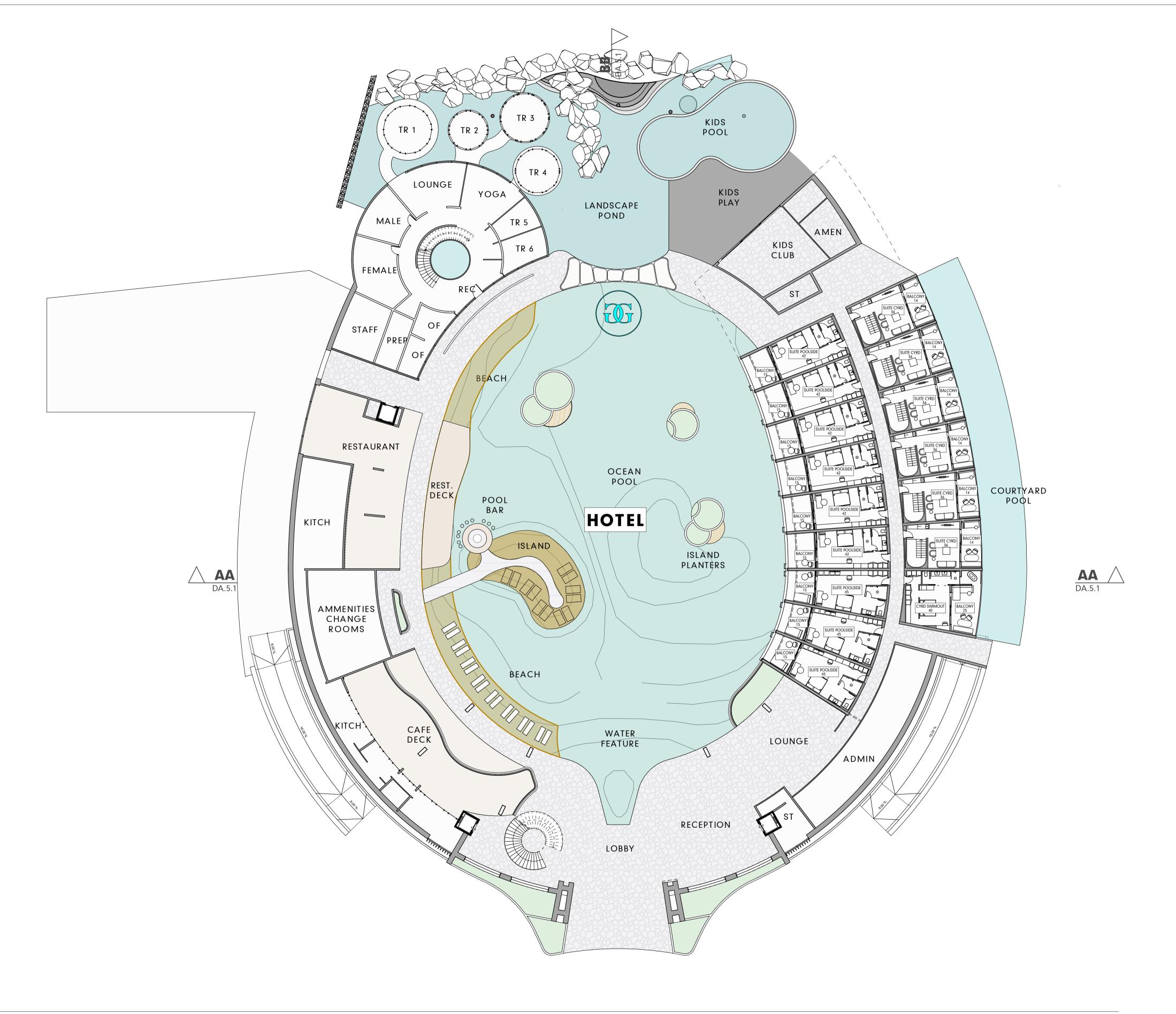












AREA	LVL	ROOM TYPE	TOTAL AREA	Q
ACCOMODATIO	N			
	L00	BALCONY	241	1
	L00	CYRD SWIMOUT	40	
	L00	SUITE CYRD	217	
	L00	SUITE POOLSIDE	384	9
			882 m²	
ADMIN+OFFICE				
	L00	ADMIN	197	,
			197 m <sup>2</sup>	
AMENITIES				
	L00	AMENITIES	106	,
			106 m <sup>2</sup>	
CAR PARKING SP	ACES			
	L00	TYPE 03 GARAGE	98	(
			98 m²	
CIRCULATION				
	L00	RECEPTION & LOUNGE	299	
			299 m <sup>2</sup>	
FOOD + BEVERA	GES (F+B	)		
	L00	, CAFE DECK	198	
	L00	KITCHENS	225	
	L00	REST DECK	67	
	L00	RESTAURANT	142	
			632 m <sup>2</sup>	
LIFESTYLE				
	L00	KIDS CLUB	131	,
	L00	WELLNESS	418	
			549 m²	
STORES				
	L00	RECEPTION & LOUNGE	158	
			158 m²	
			2,922 m <sup>2</sup>	

SCALE DRAWING DRAW

HOTEL LVL 00

DRAWING NO. STATUS

DA.3.7 DA

**A**1

PLANS -

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

DAVIDSON STREET PORT DOUGLAS

LEVEL / LOCATION ROLE

DEVELOPMENTS PTY LTD

PROJECT NUMBER

GU-PD2

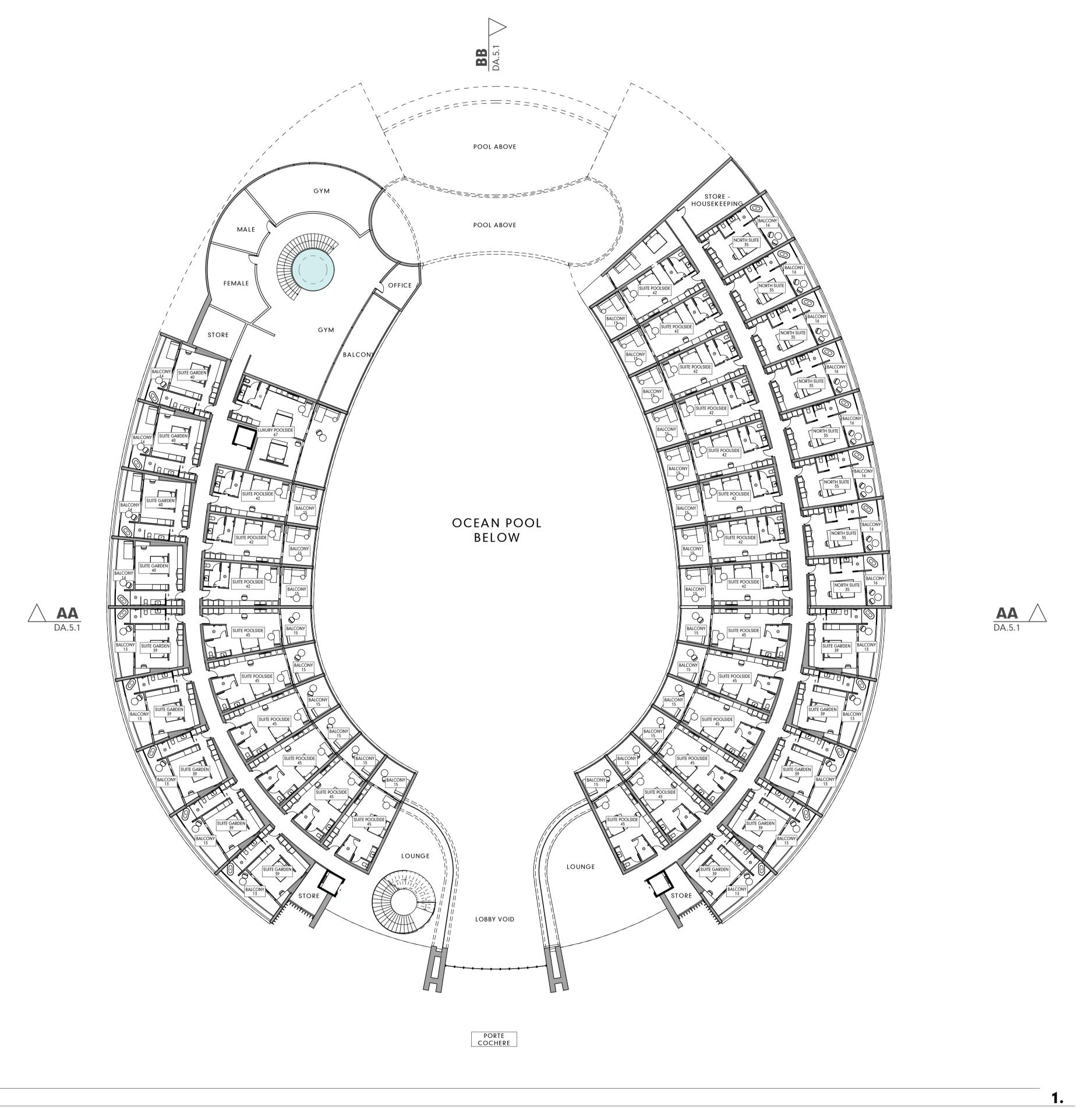
CHECKED G.H.

REVISION

DEVELOPMENT APPLICATION

13/9/2023 01

FLOOR PLAN LVL 00
SCALE1:250



AREA LVL ROOM TYPE TOTAL AREA SCHEDULE  ACCOMODATION  L01 BALCONY 641 45												
AREA	LVL	ROOM TYPE		QTY								
ACCOMODATION	1											
	L01	BALCONY	641	45								
	L01	LUXURY POOLSIDE	67	1								
	L01	NORTH SUITE	282	8								
	L01	SUITE GARDEN	549	14								
	L01	SUITE POOLSIDE	995	23								
	L01	SUITES_BALCONY	31	1								
			2,565 m <sup>2</sup>	92								
LIFESTYLE												
	L01	SPA	516	1								
			516 m²	1								
			3,081 m²	93								

снескед G.H.

DEVELOPMENT APPLICATION

13/9/2023 01

SCALE DRAWING DRAW

HOTEL LVL 01

DRAWING NO. STATUS DA.3.8 DA

**A**1

PLANS -

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

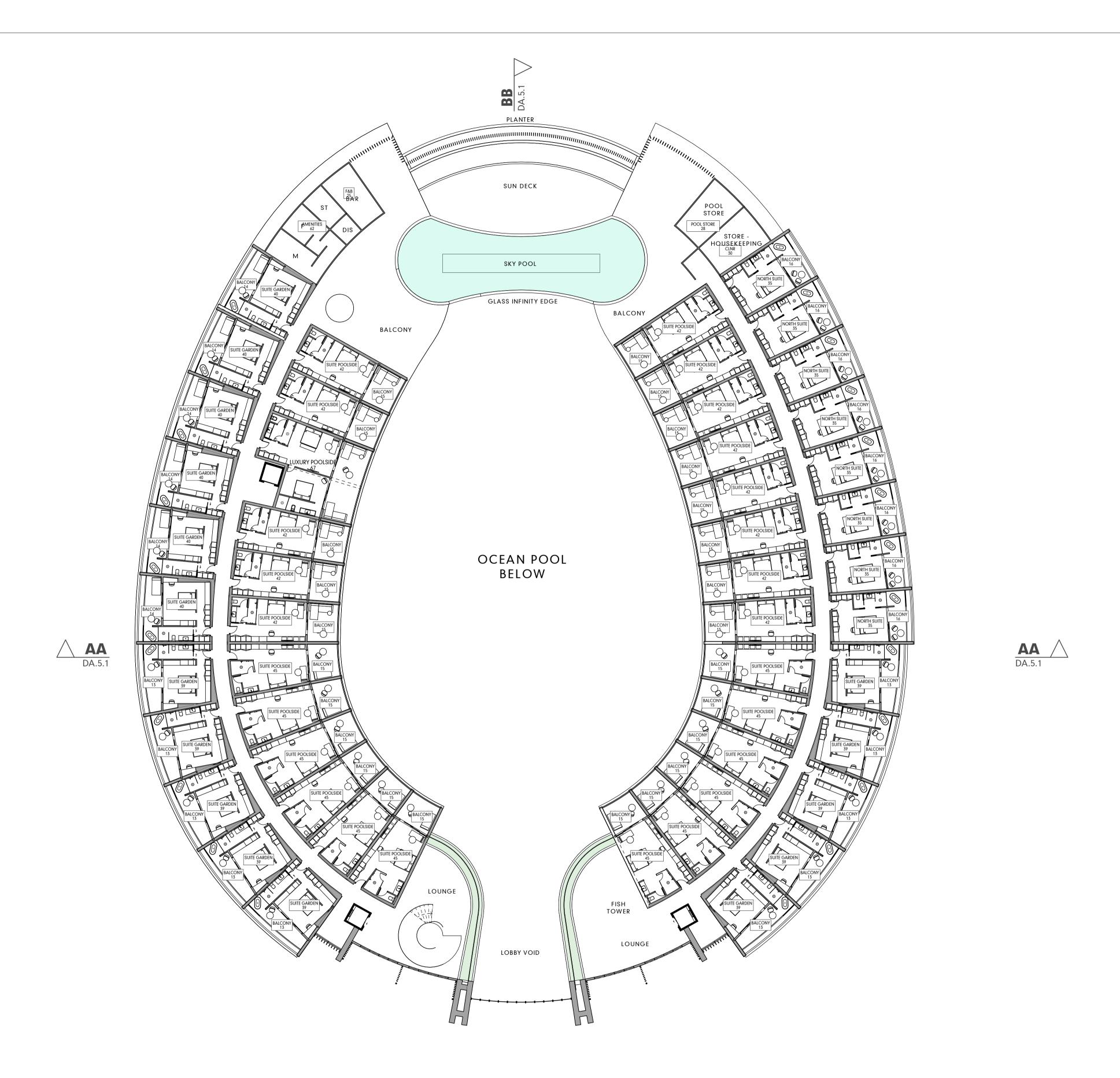
DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD

PROJECT NUMBER

GU-PD2

FLOOR PLAN LVL 01
SCALE1:250

RevID ChID CHANGE DESCRIPTION HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY T +61 7 4099 0300
E architect@huntdesign.com.au
W www.huntdesign.com.au
ABN: 90514257527 © COPYRIGHT HUNT DESIGN



100_AR	EAS 100_L	VL02 INTERNAL AREA S	SCHEDULE	
AREA	STORY	ROOM TYPE	TOTAL AREA	QTY
ACCOMODATION				
	L02	BALCONY	730	50
	L02	LUXURY POOLSIDE	67	1
	L02	NORTH SUITE	282	8
	L02	SUITE GARDEN	628	16
	L02	SUITE POOLSIDE	1,078	25
			2,785 m <sup>2</sup>	100
AMENITIES				
	L02	AMENITIES	62	1
	,		62 m <sup>2</sup>	1
FOOD + BEVERAG	SES (F+B)			
	L02	F&B	25	1
			25 m <sup>2</sup>	1
STORES				
	L02	CLNR	30	1
	L02	POOL STORE	28	1
			58 m²	2
			2,930 m <sup>2</sup>	104

FLOOR PLAN LVL 02
SCALE1:250

RevID ChID CHANGE DESCRIPTION DATE

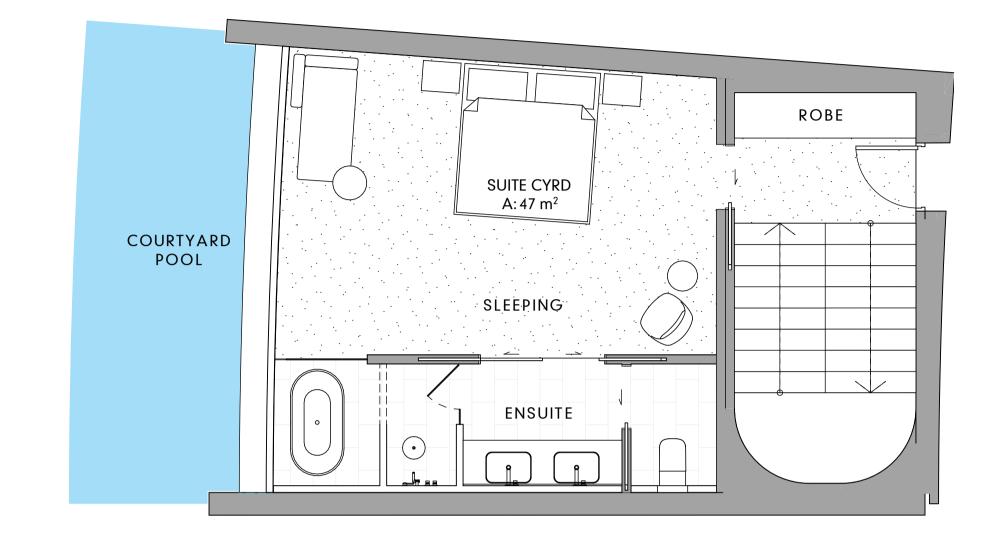
13/97/2023

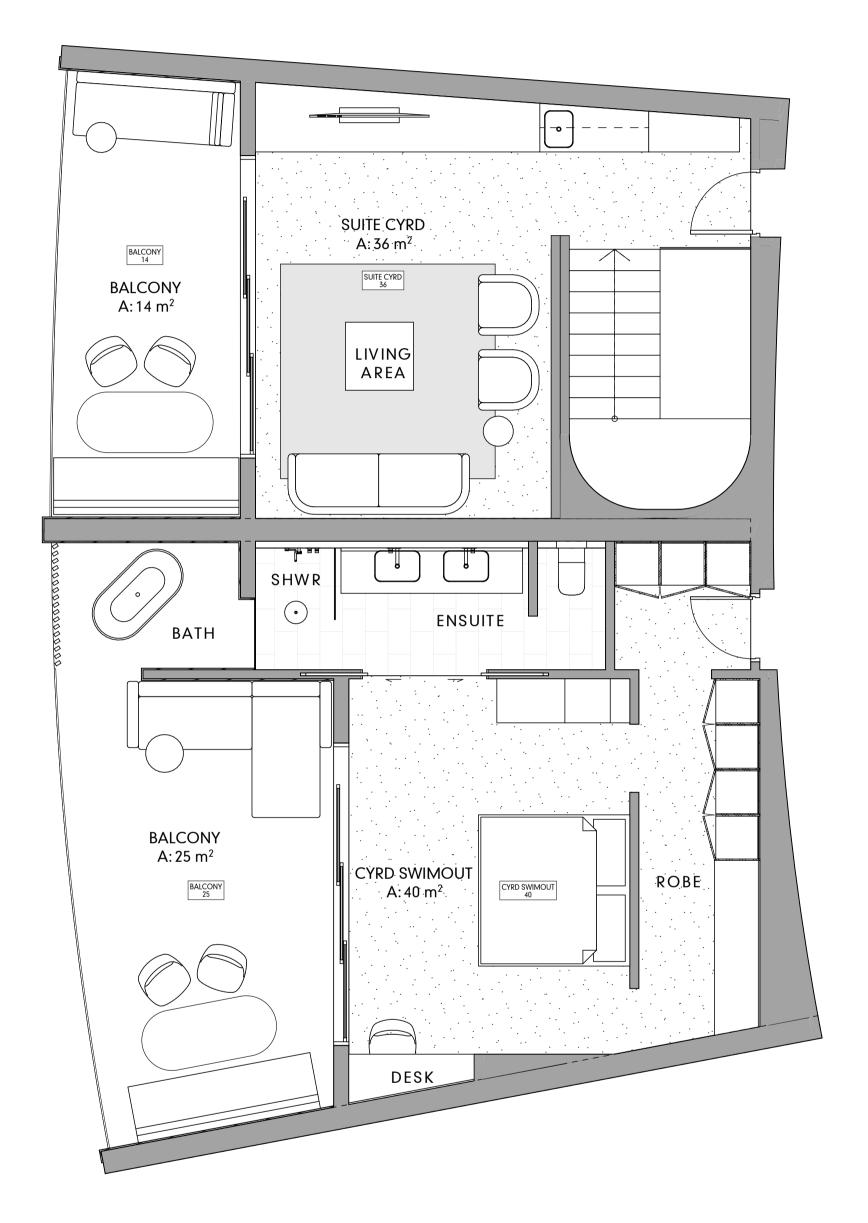
Architecture Master Planning Interiors
HUNT DESIGN

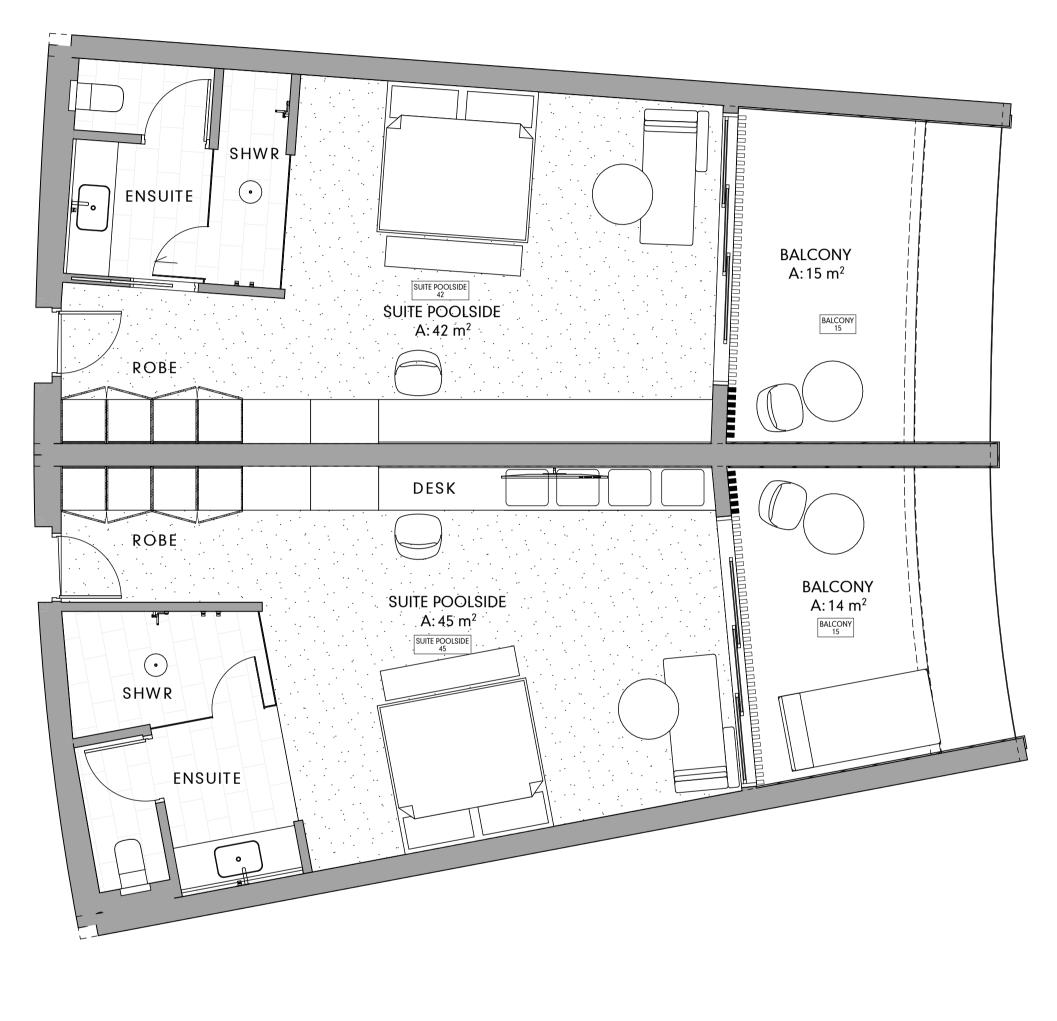
71 HOT 7407 7409 7300

F architect@huntdesign.com.au
W www.huntdesign.com.au
W www.huntdesign.com.au
W www.huntdesign.com.au
W www.huntdesign.com.au
W www.huntdesign.com.au
W abn. 901 4275/27

GU-P	D2		A	DA.3.9	DA	13/9/2	023	01
PROJECT NUN	MBER	LEVEL / LOCATION	ROLE	DRAWING NO.	STATUS	DATE		REVISION
CLIENT SIGN OFF	SIGNATURE		DATE	HOTEL LV	/L 02			
	SON STREET OPMENTS PT		GLAS	PLANS -				
97 - 113 D	avidson St Port Do	uglas QLD 4877 A	Australia	SHEET SIZE  A1	DEV	STATUS ELOPMENT	APPLIC	CATION
The Do	ıvidson by G	URNER		SCALE REFER DRAWING	DRAWN JR		CHECKED	G.H.







GU-PD2

AQUARIUM ROOMS BASEMENT
SCALE1:50

HOTEL ROOMS - GROUND
SCALE1:50

-6.

RevID ChID CHANGE DESCRIPTION

DATE

13/9/2023

Architecture Master Planning Interiors

HUNT DESIGN
291 MOWBRAY RIVER ROAD, MOWBRAY
T +61 7 4099 0300
E architect@huntdesign.com.au
W www.huntdesign.com.au
ABN: 90514257527

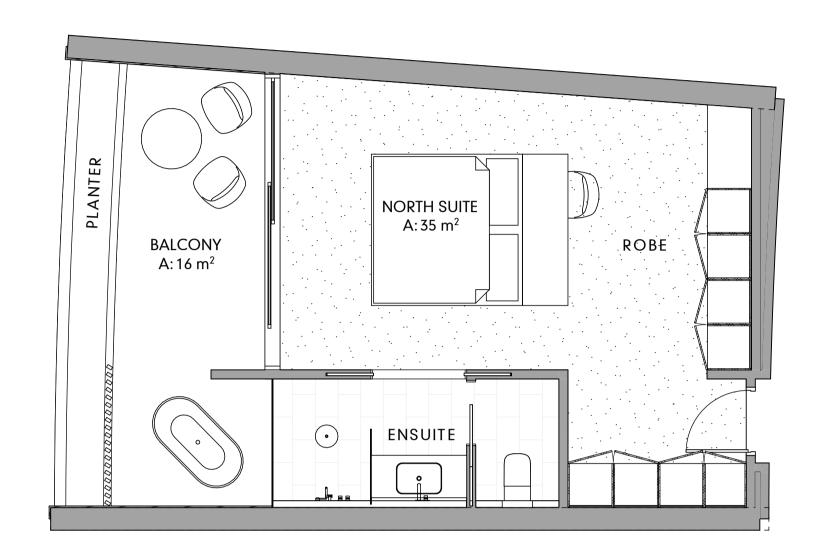
	PROJECT The Davidson by GURNER							
	PROJECT				SCALE	DRAWN	(	CHECKED
	The Da	vidson by Gl	JRNER		REFER DRAWING	JR		G.H.
		ıvidson St Port Doug		Australia	SHEET SIZE	DRAWING STA		
	CLIENT				A1	DEVEL	OPMENT A	APPLICATION
<b>;</b>	DAVIDSON STREET PORT DOU DEVELOPMENTS PTY LTD			GLAS	PLANS -			
	CLIENT SIGN OFF	SIGNATURE		DATE	HOTEL RO	OOMS BA	SEMENT	-GROUND
	PROJECT NUMBER LEVEL / LOCATION ROLE				DRAWING NO.	STATUS	DATE	REVISION

DA.3.10 DA

-5.

13/9/2023 01





снескед G.H.

DEVELOPMENT APPLICATION

13/9/2023 01

SCALE DRAWING JR

DA.3.11 DA

HOTEL ROOMS LVL 01 / 02

**A**1

PLANS -

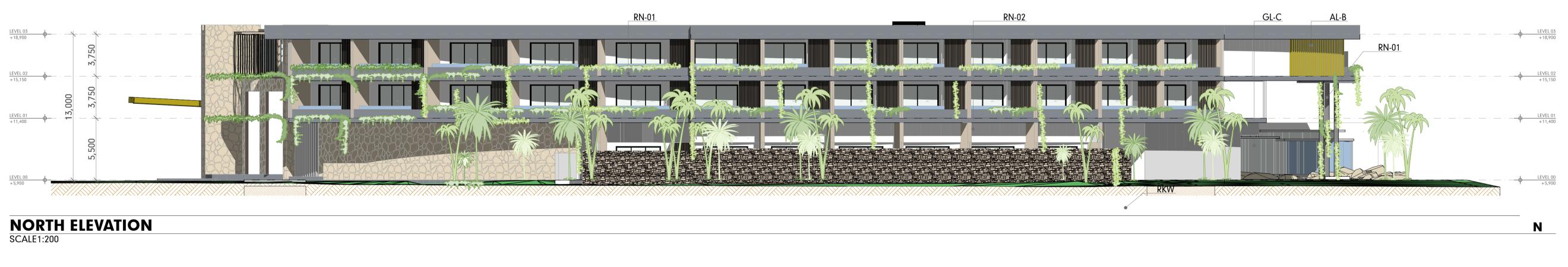
HOTEL ROOMS - LVL 01 / 02
SCALE1:50

-4.

ALTERNATE - NORTH SUITE
SCALE1:50

	RevID ChID	CHANGE DESCRIPTION	DATE 13/9/2023	Architecture Master Planning Interiors HUNT DESIGN	The Davidson by G 97 - 113 Davidson St Port Do CLIENT DAVIDSON STREET DEVELOPMENTS P	ouglas QLD 4877 Au	
				291 MOWBRAY RIVER ROAD, MOWBRAY  T +61 7 4099 0300	CLIENT SIGNATURE	[	JATE .
				E architect@huntdesign.com.au	PROJECT NUMBER	LEVEL / LOCATION	ROLE D
© COPYRIGHT HUNT DESIGN				W www.huntdesign.com.au ABN: 90514257527	GU-PD2		A







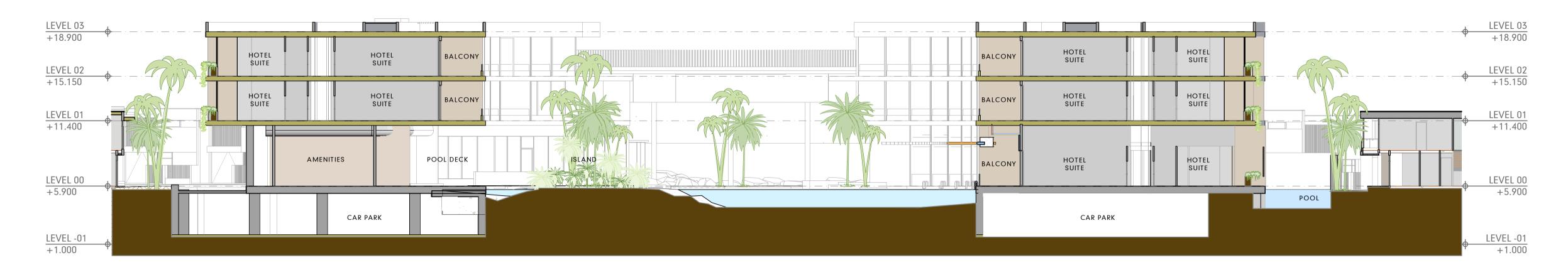
SCALE1:200

ReVID	Chid Change Description	DAIE		The Da	vidson by GURNI	ER		REFER DRAWING	F JR		G.H.
01		13/9/2023		97 - 113 Do	avidson St Port Douglas Q	LD 4877 A	ustralia	SHEET SIZE		DEVELOPMENT APPLICATION	
			DESIGN	CLIENT			A1		LVELOT WILLIAM AFTER	CAIIC	
		Architecture Master Planning Interiors	DAVIDSON STREET PORT DOUGLA DEVELOPMENTS PTY LTD			GLAS	ELEVATIONS -				
		291	UNT DESIGN P1 MOWBRAY RIVER ROAD, MOWBRAY +61 7 4099 0300	CLIENT SIGN OFF			DATE	ELEVATIO	NS	NS	
			architect@huntdesign.com.au	PROJECT NUM	1BER LEVEL /	/ LOCATION	ROLE	DRAWING NO.	STATUS	DATE	REVISION
			W www.huntdesign.com.au ABN: 90514257527	GU-P	D2		A	DA.4.1	DA	13/9/2023	01









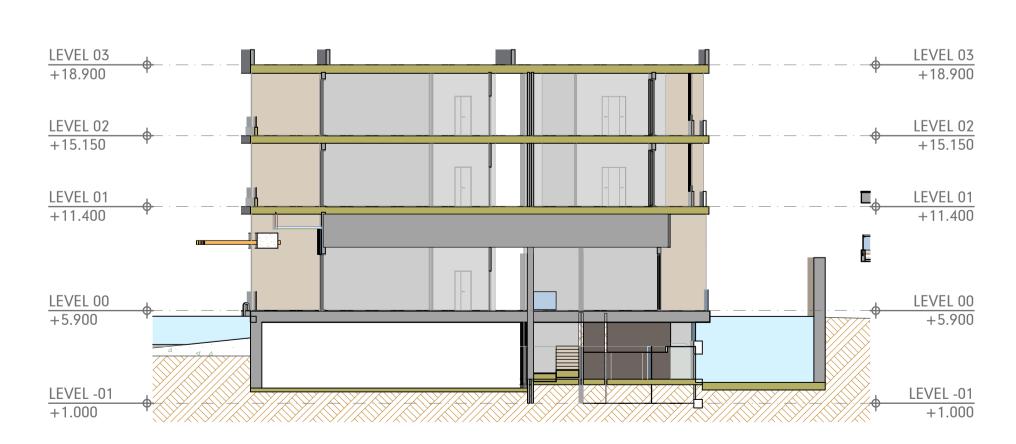
SECTION AA
SCALE1:200

AA



SECTION BB SCALE1:200

BB



SECTION CC
SCALE1:200

	RevID ChID	CHANGE DESCRIPTION	DATE 13/9/2023	L S I G N	The Davidson by 97 - 113 Davidson St Port		SCALE REFER DRAWING SHEET SIZE A1	DRAWN JR DRAWING STATUS DEVELOPM	G.H.  TENT APPLICATION	
				Architecture Master Planning Interiors HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY	DAVIDSON STRE DEVELOPMENTS  CLIENT SIGNATURE	DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD  CLIENT SIGNATURE DATE		SITE SECTIONS - SECTION		
© COPYRIGHT HUNT DESIGN				T +61 7 4099 0300 E architect@huntdesign.com.au W www.huntdesign.com.au ABN: 90514257527	PROJECT NUMBER  GU-PD2	LEVEL/LOCATION ROLE	DA.5.1 DA	s DATE 13/	/9/2023 01	



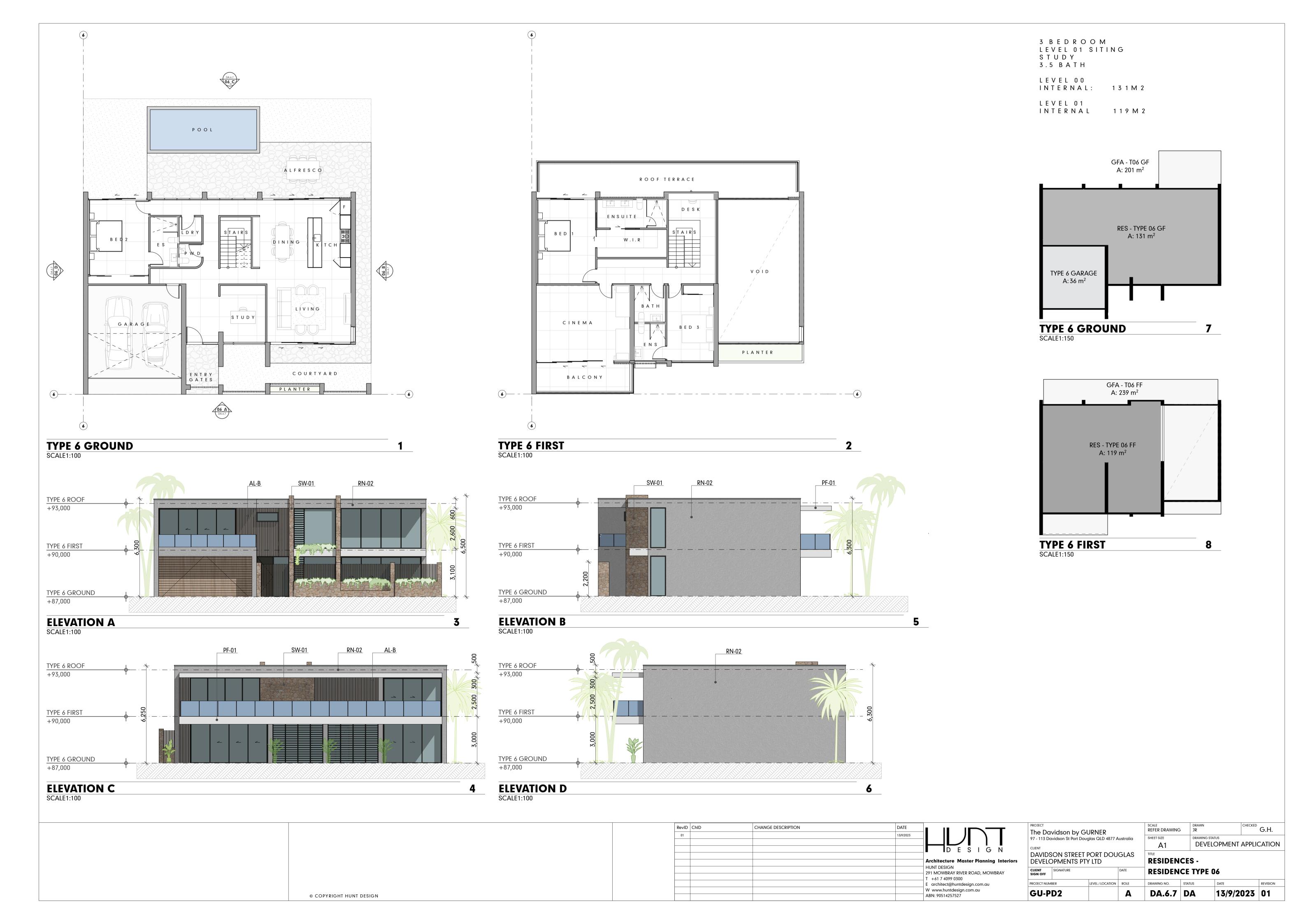












# FINISHES



RevID ChID	CHANGE DESCRIPTION	DATE		The Davidson by GURNER			SCALE REFER DRAWING	DRAW JR	WN CHECKED	G.H.	
UI		13/9/2023	D E S I G N	97 - 113 Davidson St Port Douglas QLD 4877				DEVELOPMENT APPLICATIO			
		Architecture Master Planning Interiors	DAVIDSON STREET PORT DOUG DEVELOPMENTS PTY LTD			JGLAS	SCHEDUI	LES -			
			HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY T +61 7 4099 0300	CLIENT SIGN OFF	SIGNATURE		DATE	MATERIA	LS		
			E architect@huntdesign.com.au	PROJECT NUN	MBER LEVEL	/ LOCATION	ROLE	DRAWING NO.	STATUS	DATE	REVISION
			W www.huntdesign.com.au ABN: 90514257527	GU-P	D2		A	DA.7.1	DA	13/9/2023	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	403		1.55							
	L00	417		1.61							
	L00	696		2.68							
	LOO	712		2.74							
	L00	718		2.76							
	L00	1,330	4703	5.12	18.12%						
GBA - GROSS BUILDIN	NG 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 L00	1,003 3,981	10240	7.26 15.33	39.47%						
	LOO	3,701	10249	15.33	37.47 70						
PARKLAND											
	L00	1		0.00							
	LOO	2		0.01							
	L00	7		0.03							
	L00	8		0.03							
	L00	8		0.03							
	L00	8		0.03							
	L00	8		0.03							
	L00 L00	17 11		0.03 0.04							
	L00	14		0.04							
	L00	23		0.03							
	L00	24		0.07							
	L00	2,214	4320	9.30	16.67%						
	L00	208	4320	0.80	10.07 70						
	L00	399		1.54							
	L00	1,060		4.08							
DOADO		·									
ROADS		. <del></del> -		<b>.</b>							
	L00	133	7.40=	0.51	, <b>-</b>						
	L00	3,361	3497	12.94	13.47%						
WATER BODIES											
	L00	325		1.25							
	L00	631		2.43							
	L00	2,178 <b>25,942</b> m²	3163	8.39	12.18%						

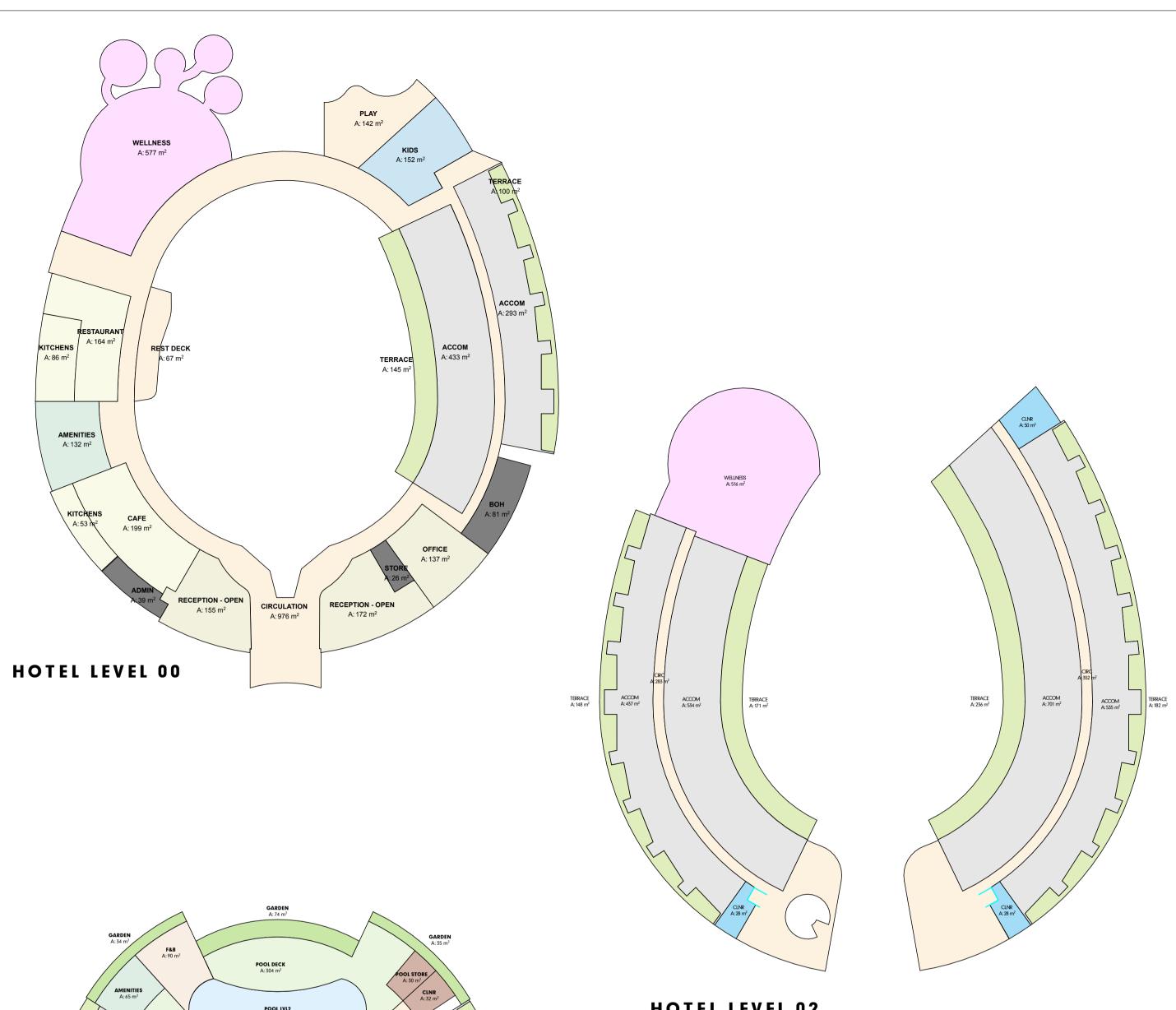
© COPYRIGHT HUNT DESIGN

RevID	ChID CHANGE DESCRIPTION	DATE		DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD  CHENT SIGNATURE  DATE		SCALE REFER DRAWING	DRAWN JR	CHECK	G.H.	
01		13/9/2023				SHEET SIZE  A1	DEV	STATUS ELOPMENT APP	LICATION	
			Architecture Master Planning Interiors			IGLAS	SCHEDULES -			
			HUNT DESIGN  291 MOWBRAY RIVER ROAD, MOWBRAY  T +61 7 4099 0300			DATE	AREA SCHEDULE			
			E architect@huntdesign.com.au	PROJECT NUMBER	LEVEL / LOCATION	ROLE	DRAWING NO.	STATUS	DATE	REVISION
			W www.huntdesign.com.au ABN: 90514257527	GU-PD2		A	DA.7.2	DA	13/9/2023	01

EVEL	CATAGORY	<b>ZONE NAME</b>	AREA
EVEL -01	VEHICLE CIRCULATION	BASEMENT	4,522 <b>4,522 m</b> <sup>2</sup>
EVEL 00	ACCOMODATION	TERRACE	245
EVEL 00	ACCOMODATION	ACCOM	726
			971 m²
EVEL 00	ADMIN+OFFICE	OFFICE	137
EVEL 00	ADMIN+OFFICE	<b>RECEPTION - OPEN</b>	326
EVEL 00	ADMIN+OFFICE	ADMIN	39
EVEL 00	ADMIN+OFFICE	вон	81
			583 m²
EVEL 00	AMENITIES	AMENITIES	132
			132 m²
EVEL 00	CIRCULATION	PLAY	142
EVEL 00	CIRCULATION	CIRCULATION	976
EVEL 00	CIRCULATION	REST DECK	67
E) /E1 00	5000 DEV/504050 (5 DV	1470115110	1,185 m²
EVEL 00	FOOD + BEVERAGES (F+B)	KITCHENS	139
EVEL 00	FOOD + BEVERAGES (F+B)	CAFE	199
EVEL 00	FOOD + BEVERAGES (F+B)	RESTAURANT	164
E) /E1 00	ELINICTIONIO	KIDO	502 m <sup>2</sup>
EVEL 00	FUNCTIONS	KIDS	152 <b>152 m²</b>
EVEL 00	LIFESTYLE	WELLNESS	1 <b>52 m</b> -
LVLL OO	LITEOTTEE	WELLINESS	577 m²
EVEL 00	STORES	STORE	26
			26 m²
EVEL 01	ACCOMODATION	TERRACE	738
EVEL 01	ACCOMODATION	ACCOM	2,207
			2,945 m²
EVEL 01	CIRCULATION	CIRC	635
			635 m²
EVEL 01	LIFESTYLE	WELLNESS	516
EVEL 01	STORES	CLNR	<b>516 m²</b> 106
EVEL UI	SIORES	CLINK	106 m²
EVEL 02	ACCOMODATION	TERRACE	798
EVEL 02	ACCOMODATION	ACCOM	2,371
LVLL OZ	ACCOMODATION	ACCOM	3,169 m <sup>2</sup>
EVEL 02	AMENITIES	AMENITIES	65
			65 m²
EVEL 02	CIRCULATION	CIRC	704
			704 m²
EVEL 02	FOOD + BEVERAGES (F+B)	F&B	90
EVEL 00	C A DDENI A DE A C	CARDEN	90 m <sup>2</sup>
EVEL 02	GARDEN AREAS	GARDEN	143 <b>143 m</b> ²
EVEL 02	LIFESTYLE	POOL DECK	401
			401 m <sup>2</sup>
EVEL 02	STORES	POOL STORE	30
EVEL 02	STORES	CLNR	88
			118 m²
EVEL 02	WATER BODIES	POOL LVL2	217
			217 m <sup>2</sup>
			17,760 r

HOTEL LEVEL 03

© COPYRIGHT HUNT DESIGN



нС	TE	LL	EVE	L 02

	O_AREAS 100_L	I	TOTAL	
AREA	STORY	ROOM TYPE	AREA	QT
ACCOMODA <sup>-</sup>	TION			
	L02	BALCONY	730	50
	L02	LUXURY POOLSIDE	67	1
	L02	NORTH SUITE	282	8
	L02	SUITE GARDEN	628	16
	L02	SUITE POOLSIDE	1,078	25
			2,785 m²	100
AMENITIES				
	L02	AMENITIES	62	1
			62 m²	1
FOOD + BEVE	ERAGES (F+B)			
	L02	F&B	25	1
			25 m²	1
STORES				
	L02	CLNR	30	1
	L02	POOL STORE	28	1
			58 m²	2
			2,930 m²	104

100_AREAS 100_LVL00 INTERNAL AREA SCHEDULE							
AREA	LVL	ROOM TYPE	TOTAL AREA	QTY			
ACCOMODATION							
	L00	BALCONY	241	16			
	L00	CYRD SWIMOUT	40	1			
	L00	SUITE CYRD	217	6			
	L00	SUITE POOLSIDE	384	9			
			882 m²	,			
ADMIN+OFFICE							
	L00	ADMIN	197	1			
			197 m²				
AMENITIES							
	L00	AMENITIES	106	1			
			106 m <sup>2</sup>				
CAR PARKING SPAC	CES						
	L00	TYPE 03 GARAGE	98	6			
			98 m²				
CIRCULATION							
	L00	RECEPTION & LOUNGE	299	2			
			299 m <sup>2</sup>				
FOOD + BEVERAGE	S (F+R)						
OOD + BEVERAGE	L00	CAFE DECK	198	1			
	L00	KITCHENS	225	1			
	L00	REST DECK	67	1			
	L00	RESTAURANT	142	1			
			632 m <sup>2</sup>	•			
LIFESTYLE							
TILEOLITE	L00	KIDS CLUB	131	1			
	L00	WELLNESS	418	1			
		YYLLLINLOO	549 m <sup>2</sup>				
270,050			347 III				
STORES	1.00	DECEDION & LOUNCE	150	4			
	L00	RECEPTION & LOUNGE	158 158 m²	1			
			2,922 m <sup>2</sup>				
VIOO INTEI		LABEAG	_ <b>,</b>				
**************************************							

# LVL00 INTERNAL AREAS

	L01	LUXURY POOLSIDE	67	1
	L01 L01	NORTH SUITE	67 282	1 8
	L01	SUITE GARDEN	549	14
	L01	SUITE POOLSIDE	995	23
	L01	SUITES_BALCONY	31	1
			2,565 m <sup>2</sup>	92
LIFESTYLE				
	L01	SPA	516	1
			516 m <sup>2</sup>	1
			3,081 m²	93

## LVL01 INTERNAL AREAS

RevID	ChID	CHANGE DESCRIPTION	DATE	
01			13/9/2023	11 11 11 1 1
				DESIGN
				Architecture Master Planning Interi
				HUNT DESIGN
				291 MOWBRAY RIVER ROAD, MOWBRAY
				T +61 7 4099 0300 E architect@huntdesign.com.au
				W www.huntdesign.com.au
				ΔBN: 90514257527

PROJECT				SCALE	DRAWN		CHECKED		
The Day	vidson by Gl	JRNER		REFER DRAWING	JR JR			G.H.	
	vidson St Port Doug		Australia	SHEET SIZE DRAWING STATUS					
DAVIDSON STREET PORT DOUGLAS DEVELOPMENTS PTY LTD				A1	DEVEL	DEVELOPMENT APPLICATION			
				SCHEDULES -					
CLIENT SIGN OFF	SIGNATURE		DATE	GFA SCH	EDULE				
PROJECT NUMBER LEVEL / LOCATION		LEVEL / LOCATION	ROLE	DRAWING NO.	STATUS	DATE		REVISION	
GU-PD2			A	DA.7.3	DA	13/9/20	023	01	