

1 May 2025

**Enquiries:** Georgia Graham  
**Our Ref:** SITE 2025\_5750/1(Doc ID 1292973)  
**Your Ref:**

Administration Office  
64 - 66 Front St Mossman  
P 07 4099 9444  
F 07 4098 2902

Ocean View Port Douglas Pty Ltd (Tte)  
C/- Aspire Town Planning and Project Services  
PO Box 1040  
Mossman Qld 4873

**Email:** admin@aspireqld.com

Attention Mr Daniel Favier

Dear Sir

**Concurrence Agency Response for Alternate Siting Request – Dwelling house  
At 19 Sand Street Port Douglas  
On Land Described as Lot 15 PTD20934**

The referral agency material for the development application described below was properly referred to Douglas Shire Council on 8 April 2025.

Please quote Council's application number: SITE 2025\_5750/1 in all subsequent correspondence relating to this matter.

Should you require any clarification regarding this, please contact Georgia Graham on telephone 07 4099 9444.

Yours faithfully



**Neil Beck**  
**A/Manager Environment & Planning**

encl.

- Approved Drawing(s) and/or Document(s)
- FNQROC Development Manual Standard Drawing/s for vehicle access
- Advice For Making Representations and Appeals



## Concurrence Agency Response

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*Given under s 56 of the Planning Act 2016*

### Applicant Details

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Name: Ocean View Port Douglas Pty Ltd (Tte)  
Postal Address: C/- Daniel Favier, Aspire Town Planning & Project Services  
PO Box 1040  
Mossman Qld 4873  
Email: admin@aspireqld.com

### Assessment Manager

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Name: Aspire Town Planning and Project Services  
Postal Address: PO Box 1040  
Mossman Qld 4873  
Email: admin@aspireqld.com

### Property Details

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Street Address: 19 Sand Street Port Douglas  
Real Property Description: Lot 15 PTD20934  
Site Area: 811m<sup>2</sup>  
Local Government Areas: Douglas Shire Council

### Application Details

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Proposed Development: Alternate Siting Request (Dwelling house)

### Aspects of development and type of approval being sought

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Development Permit for Building Work – *Queensland Development Code*, Part MP 1.2 (lots 450m<sup>2</sup> and over) – Alternative Siting Request.

Performance Criteria	Acceptable Solution	Proposal
P1	6000mm from road	3000mm from garage wall
P2	2000mm from northern boundary	1015mm from northern boundary
P2	1500m from southern boundary	1015mm from southern boundary
P3	Max. site cover 50% for lots over 450m <sup>2</sup>	59.6% site cover including covered walkway 49.4% habitable building footprint 54.75% site cover excluding covered walkway

### Decision

Date of Decision: 1 May 2025

Decision Details: Approved.

### Approved Drawing(s) and/or Document(s)

Copies of the following plans, specifications and/or drawings are enclosed.

The term 'approved drawing(s) and/or document(s) or other similar expressions means:

Drawing or Document	Reference	Date
Existing Site Plan	Studio Ilk Architecture & Interiors, DA.01, Revision DA	31/03/2025
Proposed Site Plan	Studio Ilk Architecture & Interiors, DA.02, Revision DA	31/03/2025
Proposed Ground Floor	Studio Ilk Architecture & Interiors, DA.03, Revision DA	31/03/2025
Proposed First Floor	Studio Ilk Architecture & Interiors, DA.04, Revision DA	31/03/2025
Proposed Elevations Sheet 1	Studio Ilk Architecture & Interiors, DA.05, Revision DA	31/03/2025
Proposed Elevations Sheet 2	Studio Ilk Architecture & Interiors, DA.06, Revision DA	31/03/2025
Proposed Sections	Studio Ilk Architecture & Interiors, DA.07, Revision DA	31/03/2025
Proposed Roof Plan	Studio Ilk Architecture & Interiors, DA.08, Revision DA	31/03/2025
<b>FNQROC Regional Development Manual Standard Drawing/s for Vehicle Access</b>		
Access Crossovers	Standard Drawing S1015 Issue E	27 August 2020
Rural Allotment Access	Standard Drawing S1105 Issue F	27 August 2020

Concrete Driveway for Allotment Access	Standard Drawing S1110 issue F	27 August 2020
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## Concurrence Agency Conditions & Advices

In accordance with the *Planning Act 2016*, the following conditions are to attach to any development approval:

1. The development is undertaken in accordance with the facts and circumstances set out in the development application referred to Council.
2. Vehicle access to the property must be constructed in accordance with the Standard Drawing for such works as detailed in the FNQROC Regional Development Manual. A copy of the Standard Drawing forms part of the Approved Plans attached to this Concurrence Agency response.

## Advice

1. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
2. This approval does not negate the requirement for compliance with all other relevant Council Local Laws and other statutory requirements.
3. For information relating to the *Planning Act 2016* log on to <https://planning.dsdmip.qld.gov.au/>. To access the *FNQROC Regional Development Manual*, Local Laws, the Douglas Shire Planning Scheme and other applicable Policies log on to [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au).

## Reasons for Decision

1. The reasons for this decision are:
  - a. to ensure the development satisfies the Performance Criteria stated in P1, P2 and P3 of MP1.2, of the Queensland Development Code.
2. Findings on material questions of fact:
  - a. The development application was properly referred to the Douglas Shire Council on 8 April 2025 under of the *Planning Act 2016* and Part 2 of the Development Assessment Rules; and
  - b. The development application contained a report that Council reviewed together with Council's own investigation in making its referral agency assessment.
3. Evidence or other material on which findings were based:
  - a. The development triggered referral agency assessment under Schedule 9, Part 3, Division 2, Table 3 of the *Planning Regulation 2017*;
  - b. Council undertook an assessment in accordance with the provisions of sections 55 and 56 of the *Planning Act 2016*.; and
  - c. The relevant provisions of the Queensland Development Code.

## Relevant Period

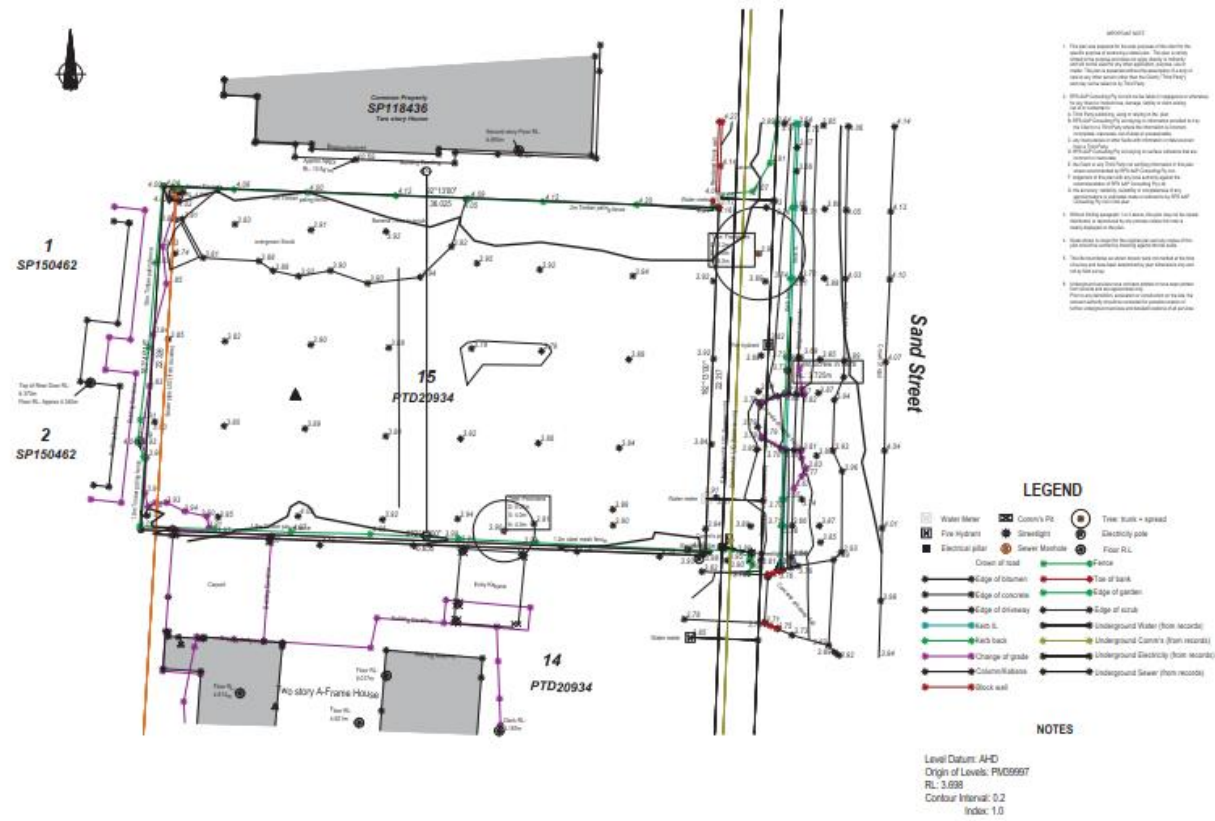
Under the *Planning Act 2016*, Council requires that the relevant period of approval for any development is to be two (2) years starting the day the approval takes effect.

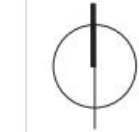
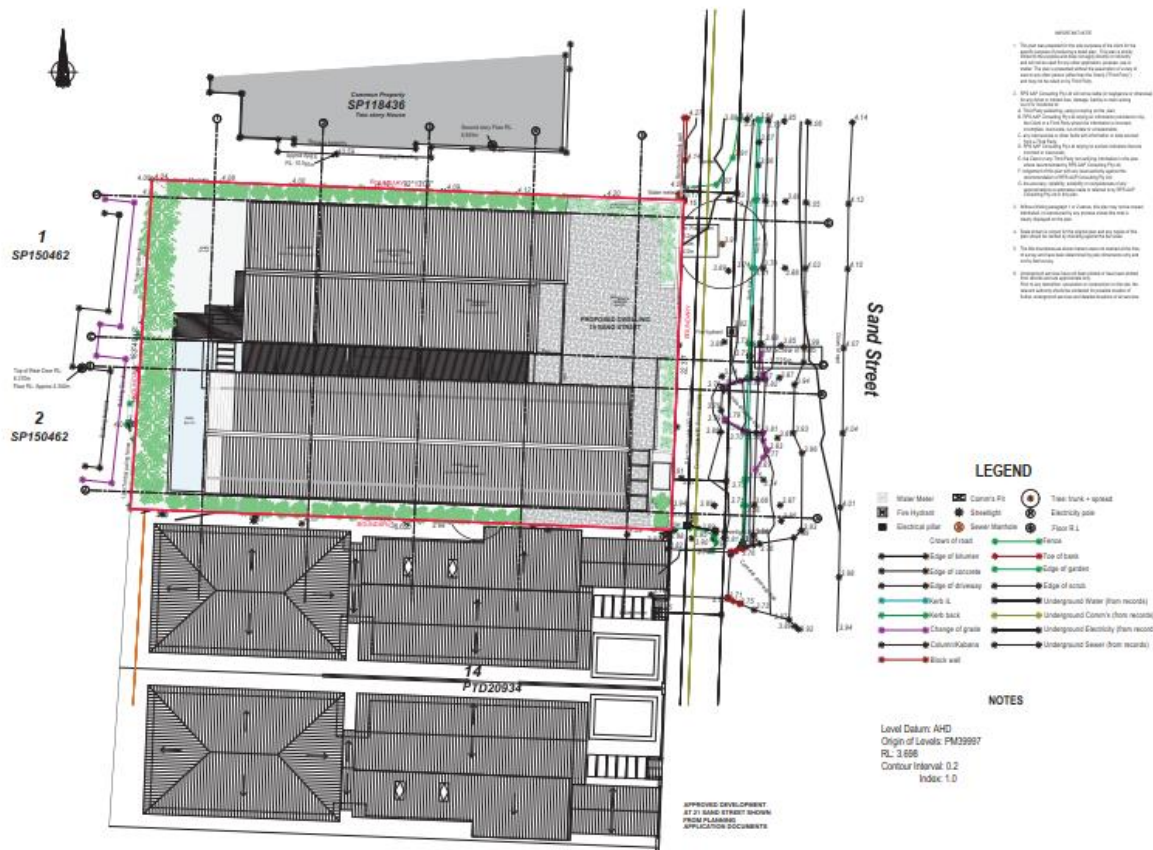
## **Rights to make Representations & Rights of Appeal**

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The rights of applicants to make representations and rights to appeal to a Tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*.

A copy of the relevant appeal provisions is attached.

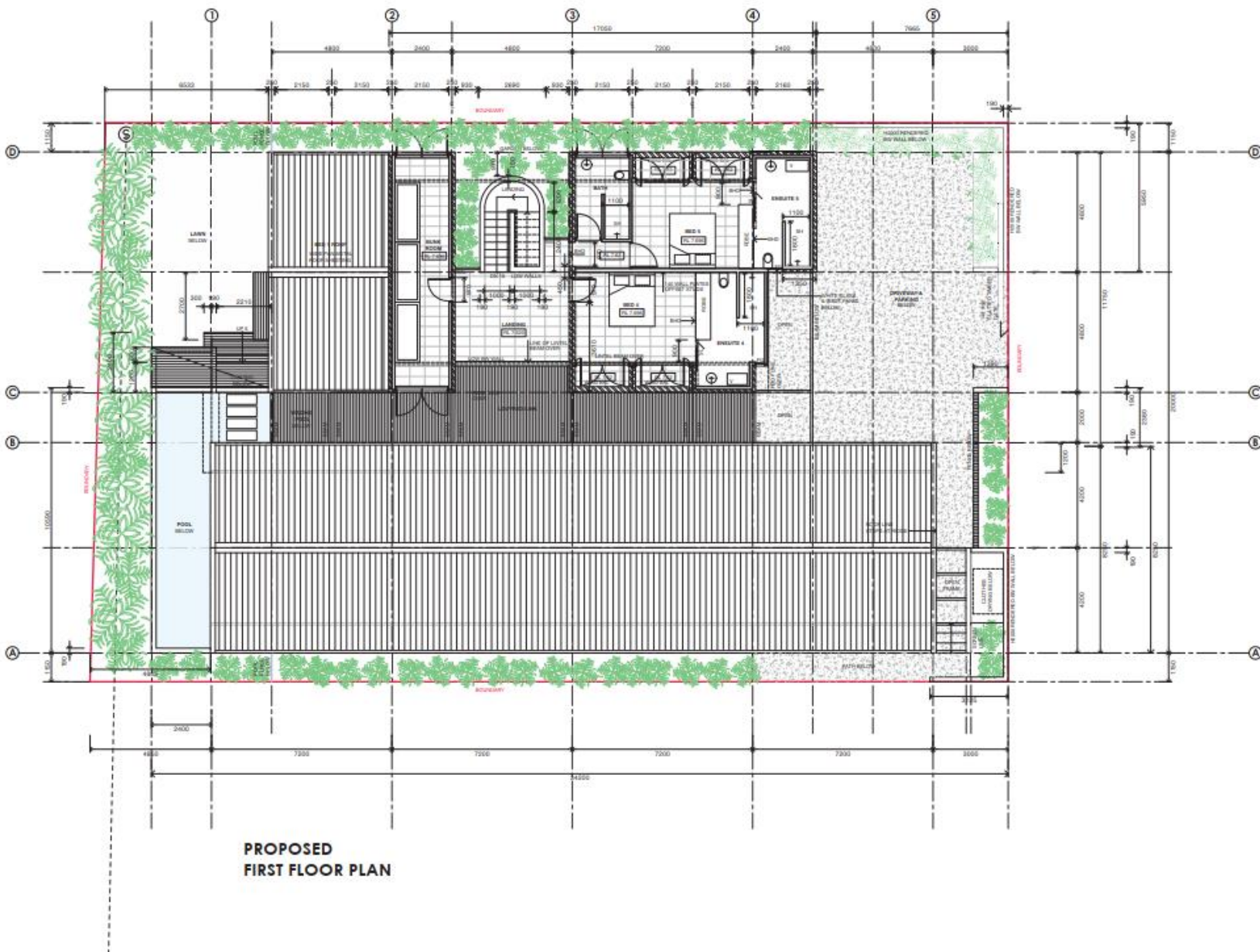
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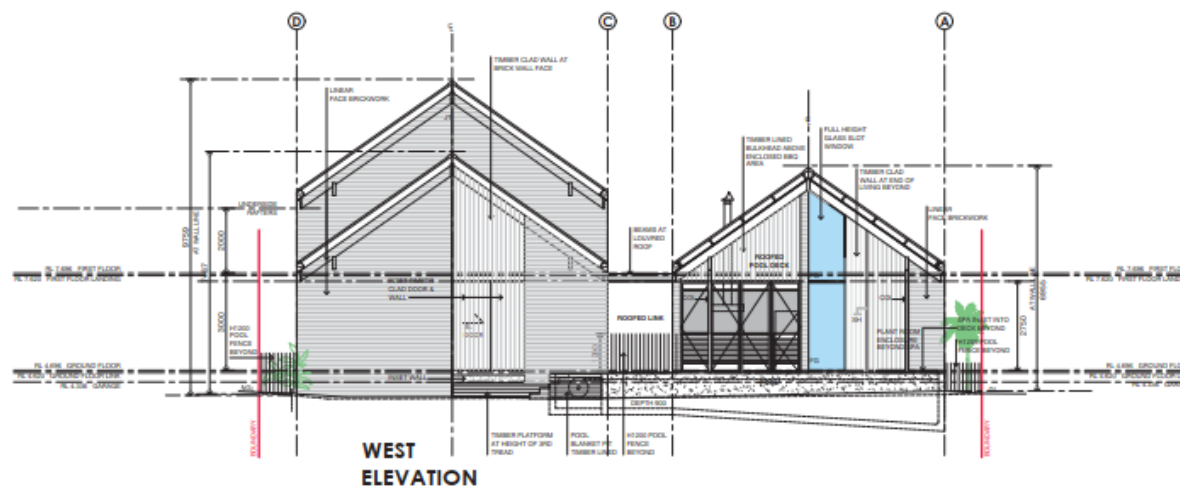
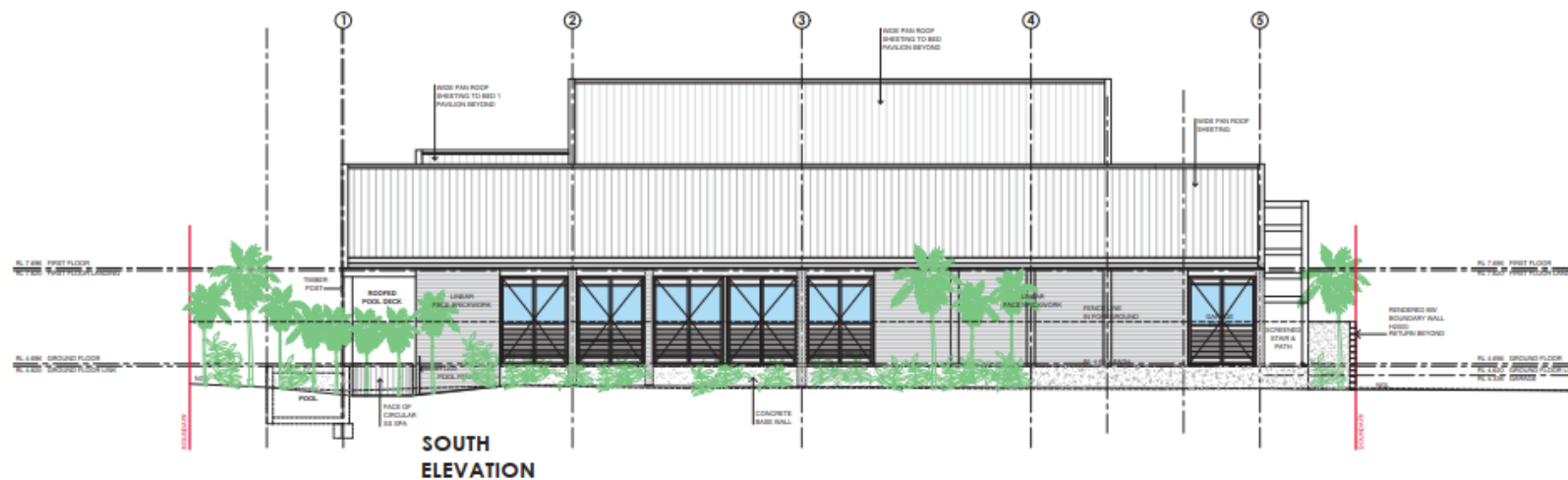
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 154 GAVY STREET, SOUTH COAST  
 WARRONGA AUSTRALIA 3602  
 T 031 422 4442  
 E info@studioilk.com.au  
 W www.studioilk.com.au

A FULL SET OF ARCHITECTURAL DRAWINGS FOR THE PROPOSED DWELLING HAS BEEN PREPARED AND IS SUBJECT TO THE FINAL APPROVAL OF THE ARCHITECTURAL BOARD OF THE LOCAL COUNCIL.

<b>REVISION</b>	2025-03-31, DA
<b>PROPOSITOR</b>	DENDER FAMILY
<b>PROJECT</b>	PROPOSED DWELLING 15 SAND STREET PORT DOUGLAS QLD 4877
<b>PREDRAWING</b>	23-111
<b>DATE</b>	PROPOSED FIRST FLOOR PLAN
<b>DATE</b>	23-03-2025
<b>SCALE</b>	1:100 @ A2
<b>0 1 2 3 4</b>	1 1 1 1 1 METRE
<b>REVISION NO.</b>	

DA.04

DA.05

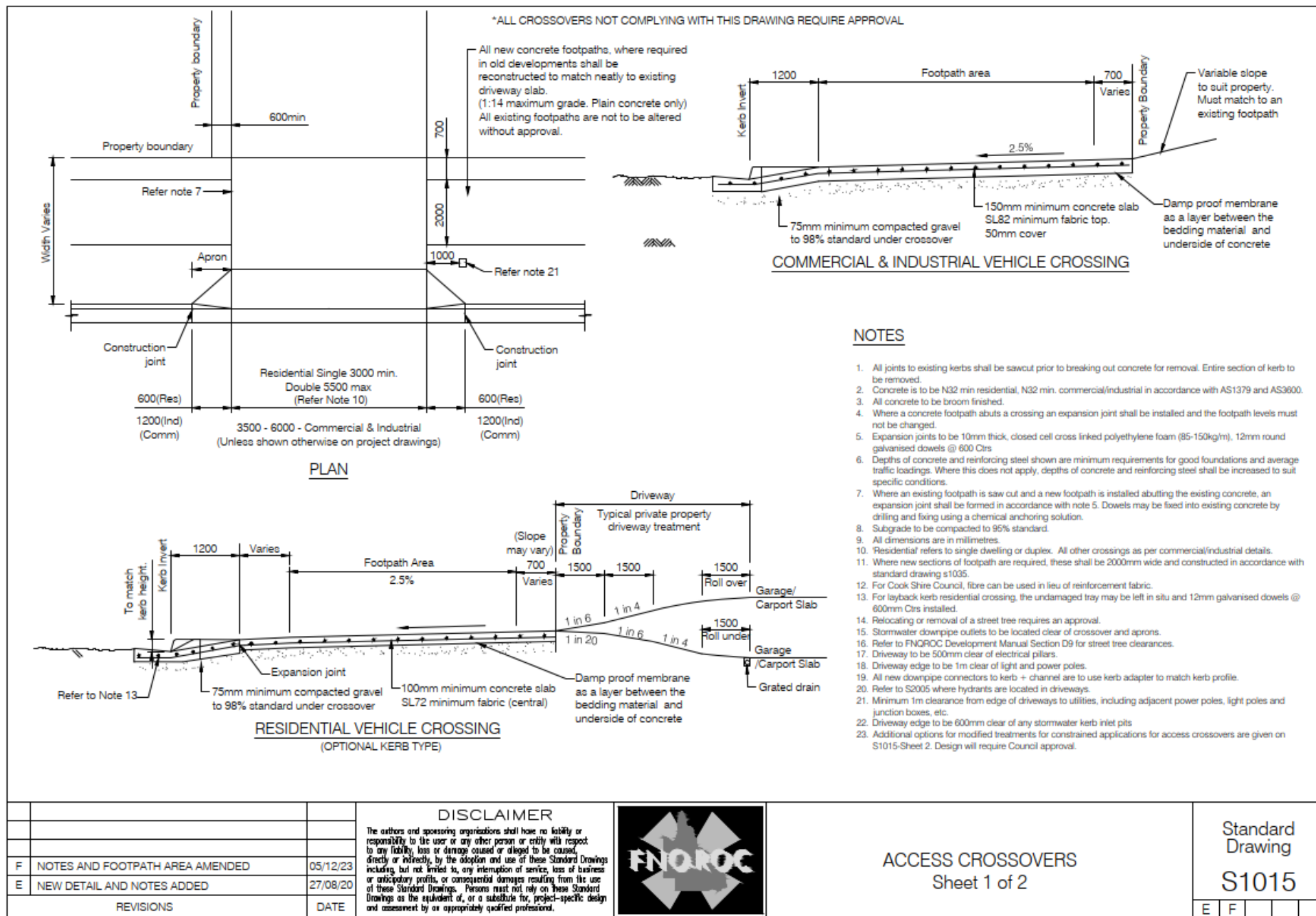




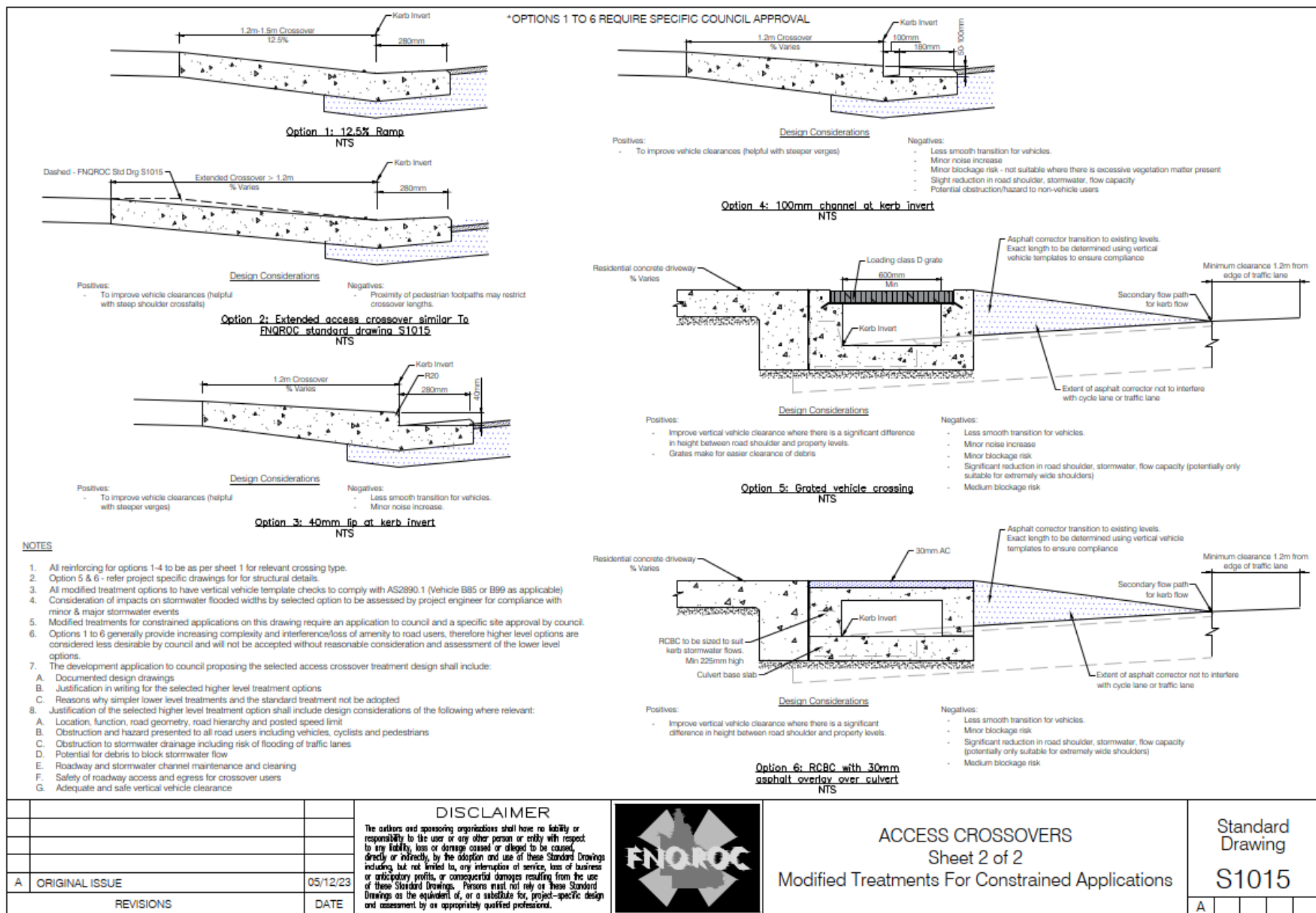




# FNQROC Regional Development Manual Standard Drawing/s for Vehicle Access







A	ORIGINAL ISSUE	05/12/23
REVISIONS		DATE

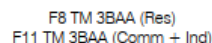
**DISCLAIMER**

The authors and sponsoring organisations shall have no liability or responsibility to the user or any other person or entity with respect to any liability, loss or damage caused or alleged to be caused, directly or indirectly, by the adoption and use of these Standard Drawings including, but not limited to, any interruption of service, loss of business or consequential damages resulting from the use of these Standard Drawings. Persons must not rely on these Standard Drawings as the equivalent of, or a substitute for, project-specific design and assessment by an appropriately qualified professional.

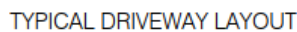


**ACCESS CROSSOVERS**  
Sheet 2 of 2  
Modified Treatments For Constrained Applications

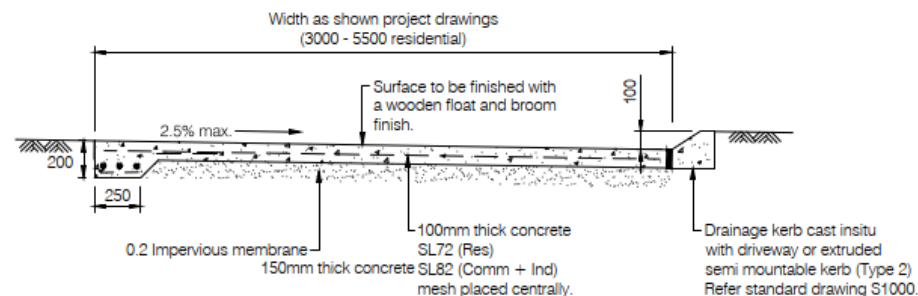
Standard Drawing
S1015
A



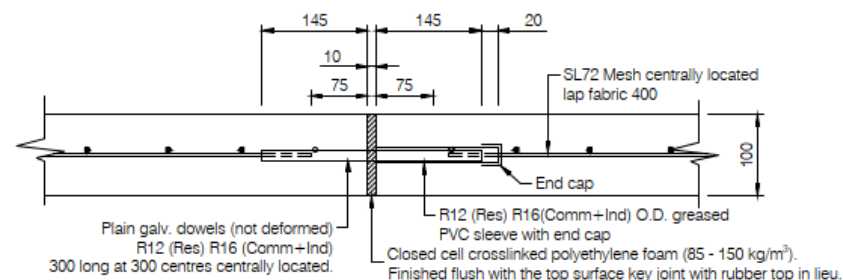
(Without drainage)



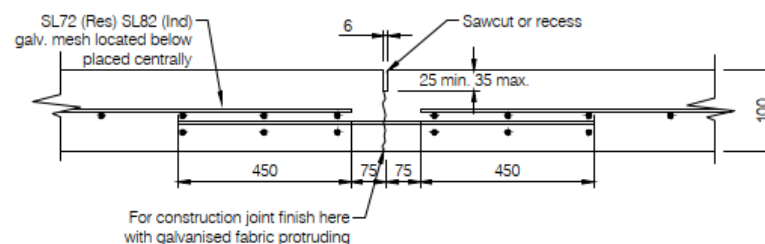
1. For driveway alignment, longitudinal grade and associated drainage details refer project drawings.
2. Concrete is N32 minimum in accordance with AS 1379 and AS 3600.
3. Construction joints shall be provided at 4.0m max. Ctrs with expansion joints or approved equivalent @ 16.0m max. Ctrs.
4. All dimensions to be in millimetres.
5. Residential refers to single dwelling/duplex.
6. For commercial or industrial driveways 150mm thick N32 concrete and SL82 mesh.
7. Access to Gross Pollutant Traps (GPT) to be min 3.5m wide to commercial/ industrial driveway standard.



(With drainage)



Spacing 16000 max.



Spacing 4000 max.

G	MINOR AMENDMENTS TO NOTES	05/12/23
F	NOTE ADDED	27/08/20
	REVISIONS	DATE

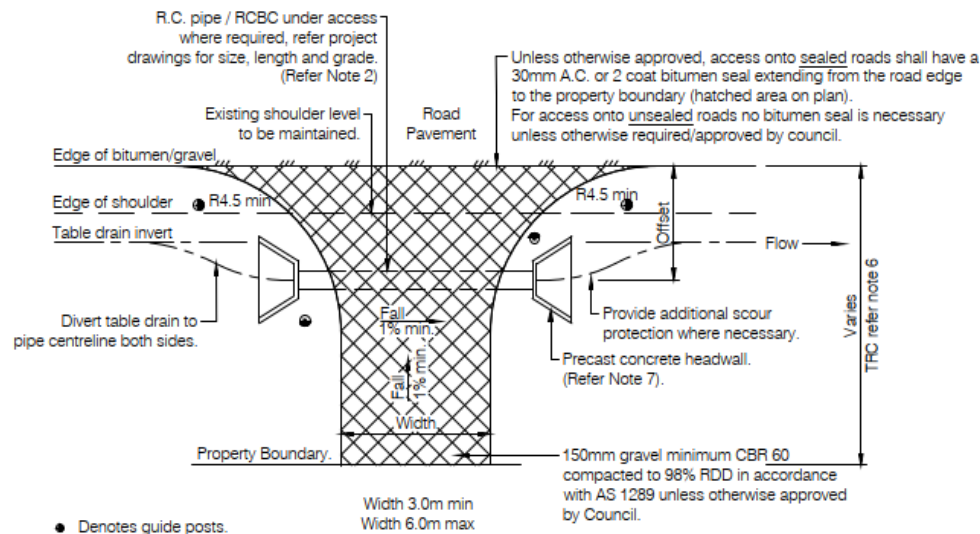
The authors and sponsoring organizations shall have no liability or responsibility to the user or any other person or entity with respect to any liability, loss or damage caused or alleged to be caused, directly or indirectly, by the adoption and use of these Standard Drawings including, but not limited to, any interruption of service, loss of business or anticipatory profits, or consequential damages resulting from the use of these Standard Drawings. Persons must not rely on these Standard Drawings as the equivalent of, or a substitute for, project-specific design and assessment by an appropriately qualified professional.



CONCRETE DRIVEWAY  
FOR ALLOTMENT ACCESS

Standard  
Drawing  
S1110

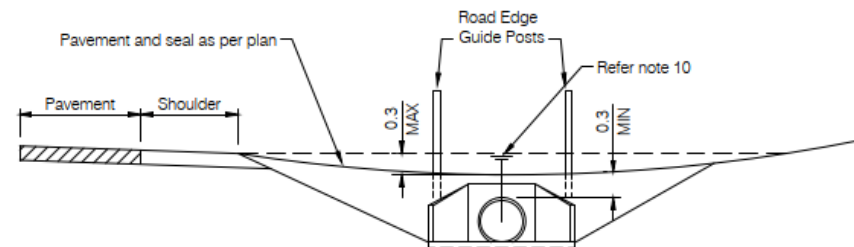
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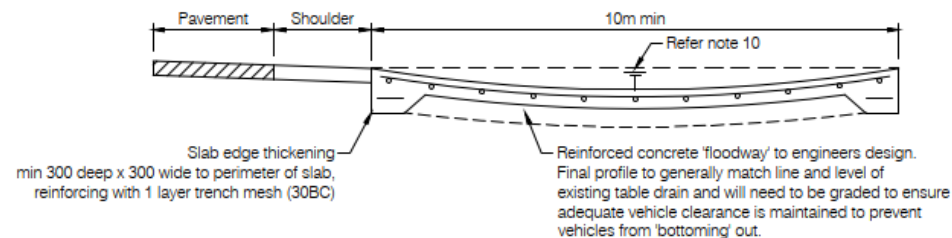
#### PLAN

#### NOTES

1. Minimum length of culvert shall be 4.8m for single access, 7.2m for double access.
2. Minimum pipe size shall be Ø375. Minimum RCBC to be 300mm high.
3. Minimum RC pipe / RCBC gradient shall be 1:100.
4. Where cover to RC pipes is less than 260mm pipe shall have 100mm concrete encasement or bridging slab per S1015.
5. Drainage from access must not flow over the through road. All stormwater runoff shall be directed to the table drain.
6. Maximum 10 metres from edge of bitumen seal or where grade is steeper than 6% the bitumen seal shall extend from the road edge to the property boundary unless otherwise approved.
7. Precast sloping headwalls shall be used when :
  - a) the through road has a signposted speed of 80km/hr or greater.
  - b) the through road has a signposted speed of 60km/hr and the offset distance from the traffic lane to the culvert is less than 4.5m.
8. Concrete shall be grade N32 minimum in accordance with AS 1379 and AS 3600.
9. All dimensions are in millimetres.
10. Hydraulic capacity of pipe and access to match the capacity of the table drain. This may require the use of multiple pipes.
11. Minimum sight distances at accesses should comply with "Sight Distance at Property Entrances" Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections.
12. In instances where the detail/s shown on this drawing cannot be achieved due to existing constraints, Council shall be contacted to achieve an acceptable alternative.



#### END ELEVATION



#### TYPICAL ALTERNATIVE FLOODWAY TYPE ACCESS

(Where approved by Council)

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## Part 7: Miscellaneous

### 29 Missed referral agency

- 29.1 This section applies if, at any time before the application is decided, an applicant has not referred the application to a referral agency referred to in section 55(1) of the Act or to another referral agency for all referral requirements under section 55(2) of the Act in the time provided to refer the application (a **missed referral agency**).<sup>21</sup>
- 29.2 A **party** to the application may, by notice given to each other party to the application, advise the parties that the applicant has not referred the application in accordance with section 54(1) of the Act.
- 29.3 Despite section 31.1(a) and subject to section 31.4 where notice has been given under section 29.2, the application does not lapse as a result of a missed referral agency.<sup>22</sup>
- 29.4 The applicant must refer the application in accordance with section 5.1, as if 'the day after part 1 has ended' is 'after the day the applicant gave or received notice about a missed referral agency'.
- 29.5 Part 2 and part 3 apply to the missed referral agency once action is taken under section 29.4.
- 29.6 Despite section 11.1, any referral agency referred the development application as a result of this section may make an information request.
- 29.7 If a notice about a missed referral agency is given before part 5 starts, then part 5 cannot start before part 2 has ended in relation to the missed referral agency.<sup>23</sup>
- 29.8 If part 4 applies to the application, the giving of a notice under this section has no effect on any actions already undertaken under part 4.

### 30 Representations about a referral agency response

- 30.1 An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.<sup>24</sup>

### 31 Lapsing of the application

- 31.1 An application lapses if the applicant does not carry out the following actions in the prescribed period, including any further agreed period under the relevant section—
- give the referral agency material to each referral agency that is party to the application and advise the assessment manager when the referral agency material was given under section 5, section 27 or section 29, as relevant to the application;<sup>25</sup> or
  - undertake the actions to publicly notify the application requiring public notification; or
  - give a notice of compliance under section 18 to the assessment manager for the application requiring public notification.
- 31.2 Despite section 31.1 the applicant may revive the application within 20 days of the application

<sup>21</sup> As provided for under section 5.

<sup>22</sup> As set out in section 31.4, this section has no effect where a missed referral notice has already been given about the missed referral agency.

<sup>23</sup> Section 23.2 describes the effect on the decision period if part 5 had already commenced before notice about the missed referral had been given.

<sup>24</sup> An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

<sup>25</sup> This provision is subject to section 29.3.

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- (2) The person is taken to have engaged in the representative's conduct, unless the person proves the person could not have prevented the conduct by exercising reasonable diligence.
- (3) In this section—
  - conduct** means an act or omission.
  - representative** means—
    - (a) of a corporation—an executive officer, employee or agent of the corporation; or
    - (b) of an individual—an employee or agent of the individual.
  - state of mind**, of a person, includes the person's—
    - (a) knowledge, intention, opinion, belief or purpose; and
    - (b) reasons for the intention, opinion, belief or purpose.

## Chapter 6 Dispute resolution

### Part 1 Appeal rights

#### 229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
  - (a) matters that may be appealed to—
    - (i) either a tribunal or the P&E Court; or
    - (ii) only a tribunal; or
    - (iii) only the P&E Court; and
  - (b) the person—
    - (i) who may appeal a matter (the **appellant**); and
    - (ii) who is a respondent in an appeal of the matter; and

- (iii) who is a co-respondent in an appeal of the matter;  
and
  - (iv) who may elect to be a co-respondent in an appeal  
of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The ***appeal period*** is—
- (a) for an appeal by a building advisory agency—10  
business days after a decision notice for the decision is  
given to the agency; or
  - (b) for an appeal against a deemed refusal—at any time  
after the deemed refusal happens; or
  - (c) for an appeal against a decision of the Minister, under  
chapter 7, part 4, to register premises or to renew the  
registration of premises—20 business days after a notice  
is published under section 269(3)(a) or (4); or
  - (d) for an appeal against a decision of the Minister, under  
chapter 7, part 4, to amend the registration of premises  
to include additional land in the affected area for the  
premises—20 business days after the day a notice is  
published under section 269A(2)(a); or
  - (e) for an appeal against an infrastructure charges  
notice—20 business days after the infrastructure charges  
notice is given to the person; or
  - (f) for an appeal about a deemed approval of a development  
application for which a decision notice has not been  
given—30 business days after the applicant gives the  
deemed approval notice to the assessment manager; or
  - (g) for an appeal relating to the *Plumbing and Drainage Act  
2018*—
    - (i) for an appeal against an enforcement notice given  
because of a belief mentioned in the *Plumbing and  
Drainage Act 2018*, section 143(2)(a)(i), (b) or  
(c)—5 business days after the day the notice is  
given; or



- (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
- (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
- (iv) otherwise—20 business days after the day the notice is given; or
- (h) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

*Note—*

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund—
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

## 230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
  - (a) is in the approved form; and
  - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
  - (a) the respondent for the appeal; and
  - (b) each co-respondent for the appeal; and
  - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
  - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
  - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
  - (f) for an appeal to the P&E Court—the chief executive; and
  - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
  - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
  - (b) otherwise—10 business days after the appeal is started.

- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
  - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
  - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

## 231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—

**decision** includes—

  - (a) conduct engaged in for the purpose of making a decision; and
  - (b) other conduct that relates to the making of a decision; and

- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

***non-appealable***, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

## **232 Rules of the P&E Court**

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

# **Part 2 Development tribunal**

## **Division 1 General**

### **233 Appointment of referees**

- (1) The Minister, or chief executive, (the ***appointer***) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—