DOUGLAS SHIRE COUNCIL

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Enquiries: Kieren Nyko
Our Ref: CA 2025_5880/1 (Doc ID 1397936)
Your Ref: 2025-09-82-Seymour Group

Seymour Land Pty Ltd
C/- Daniel Favier (Aspire Town Planning and Project Services)
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Dear Sir/Madam

FURTHER ISSUES LETTER
Combined Application for Preliminary approval for Material change of use to vary the effect of the Douglas Shire Planning Scheme 2018 (Variation Request) and Reconfiguring a Lot (1 Lot into 41 Lots)
71-85 Port Douglas Road PORT DOUGLAS

Council wishes to advise that the assessment of your development application has identified that issues remain outstanding and will require attention. The information provided to Council to date does not enable the assessment of the application to be completed to a sufficient level of certainty to facilitate the drafting of conditions for a Decision Notice for a Development Permit. The following matters remain outstanding:

Reconfiguration Plan (Lot Sizes)

1. Provide an updated plan of development which includes lots with a minimum area of generally around 350m^2.

   Where the development application seeks to create lots with areas of less than specified above it is an expectation that a Dwelling house/ Short term accommodation use is designed, approved and partially constructed prior to the endorsement of the plan of subdivision.

   Advice Note: The Applicant's Information Request Response acknowledged Council's previous request for increased lot sizes however instead elected to provide a building envelope plan with setbacks and additional development controls. Officers however still hold concerns that a combination of small lot sizes, narrow lot frontages, reduced road widths and limited on-street parking availability would lead to challenges with the future built form and operation of the development.

   As advised in the Information Request, to facilitate a request for smaller lots, an additional component would need to be added to the current development application. This would need to be in the form of a Material Change of Use and include a suite of Dwelling house/ Short term accommodation designs as opposed to only a building envelope plan. This would involve Council Officers assessing the designs which must

demonstrate that lots less than generally 350m^2 are capable of accommodating future land uses with appropriate setbacks, site coverage, separation, landscaping and vehicle parking.

On-Street Parking (Reconfiguration Layout)

2. Provide an updated plan of development which proposes a layout in accordance with the FNQROC Development Manual Standard for an access street. Alternatively, provide an updated plan of development which provides off-street vehicle parking outside of the road carriageway.

   Advice Note: Officers anticipate a number of issues arising in regard to the on-street parking arrangement. As the road carriageway is reduced to 6 metres there will be a need to yellow line mark large sections of the roadway to ensure the free movement of passenger vehicles and larger service vehicles such as refuse and removalist trucks.

   The marked car park locations in the road carriageway conflict with the movement of B99 vehicles from both the car parks themselves and from the marked driveway locations noting that the provided swept paths include limited separation between parallel parked vehicles and also assume that vehicles will be parked hard up against the kerb at all times.

   The Applicant must consider how an adequate parking arrangement can be achieved. Officers believe this could be facilitated by undertaking certain modifications to the design whilst still minimising the impact to the overall layout. This could be done by undertaking a combination of the following:

   - *Amalgamating certain lots to facilitate concrete parking bays being created within the frontage of lots such as Lot 33, 38 and 39; or*
   - *Removing Lot 26 and adjusting the sewer pump station lot to include off street parking; or*
   - *Changing Lot 30 to a common property car park and incorporating a pedestrian link through to the eastern side of the development; or*
   - *Removing the culdesac and creating a through road which incorporates concrete parking bays, removing Lot 30 and modifying Lots 27, 28 and 29.*

Sanctuary Greens Plan of Development and Development Code

3. The lot sizes are to be increased as outlined in item 1 to subsequently remove the need for the Sanctuary Greens Development Code. A code should be limited to a table of assessment prescribing the intended land uses, level of assessment and relevant assessment benchmarks to satisfy the variation request component. The table of assessment should be generally in accordance with the Low-medium density residential zone of the Douglas Shire Planning Scheme.

   Officers anticipate issues with the future enforcement of the proposed code from both a design perspective and head of power perspective. The Sanctuary Greens Development Code is to be removed and replaced with a revised version of the design guidelines to be managed by the Architectural Review Committee external to Council. All future development would need to approved by the Architectural Review Committee before the building approval is issued by a building certifier.

   The Architectural Review Committee is to be tied to the body corporate to ensure the ongoing management of building design. This may involve a condition in the Community Management Statement.

Design Guidelines

4. Provide an updated plan of development, building envelope plan and revised design guidelines to manage the future built form within the development area.

   Advice Note: The layout and design guideline must facilitate a high standard of living and built form focusing on the nine QDesign principles developed by the Office of the Queensland Government Architect.

Building Envelopes (and Future Built Form)

5. The Applicant is to consider how the back-to-back build to boundary garages will appear from a built form perspective and determine if this is a desired outcome.

   Advice Note: Officers ask that the Applicant consider how two entirely different Dwelling house designs would look when sited with back-to-back build to boundary garages, particularly where there are variations in height. The Applicant should also consider if build to boundary walls should be identified on the building envelope plan or whether they should be managed explicitly under the design guidelines.

   The Applicant could consider stepping the build to boundary garage walls between lots. For example: all build to boundary walls are to be located along the southern boundary for Lots 1- 6.

6. Remove all indicative garage locations from the building envelope plan. The building envelope plan should only nominate a build to boundary wall for garages but should not indicate a double garage design.

   Advice Note: Garages are to be limited to a single vehicle width (max 3.6 metres) where a single storey dwelling is being proposed. Double garages will not be supported for single storey dwellings, unless in tandem (as per the existing building envelope plan, a single storey dwelling with a double garage would only have a front façade of 2.9 metres once the 600 mm eaves are accommodated – this outcome would result in a development dominated by garages).

   Where a single storey Dwelling house/ Short term accommodation is being proposed two car spaces must be provided in tandem.

7. Remove the marked on-street vehicle parking locations from Building Envelope Plan 1 and Buillding Envelope Plan 2.

8. The building envelope plan should differentiate between single storey setbacks and double storey setbacks.

   Advice Note: The design guidelines may incorporate further concessions for front boundary setbacks for single storey dwellings to facilitate tandem double garages.

9. The building envelope plan must ensure that a 2 metre building setback is achieved to the Port Douglas Road boundary.

Driveways

10. Crossovers are to be limited to 3 metres in width and shown on the building envelope plan.

    Advice Note: Driveways may widen (taper) once inside the lot boundary.

    Driveway crossovers are to be constructed prior to the endorsement of the survey plan.

Footpath Width

11. The footpath width is to be increased to a minimum of 1.5 metres.

    Advice Note: The Applicant may consider widening the road verge on the footpath side of the road and reducing the verge on the opposite side.

Acoustic Fence

12. Provide further details or plans for the acoustic fence as required by the conditions of the SARA referral agency response.

    Advice Note: The design should consider the aesthetic of the fence when viewed from Port Douglas Road and should also consider the longevity and maintenance requirements of the chosen building materials.

Street Trees

13. Identify the proposed street tree species shown on the landscape plan and demonstrate that the species are suitable for the narrow planting areas.

Further Discussions and Information

Given the extent and nature of the issues at hand, Council is open to a technical meeting to discuss the matters to ensure a clear understanding of the items raised and how these concerns can be overcome to achieve the desired outcomes.

Other

Please quote Council's application number CA 2025 5880/1 in all subsequent correspondence relating to this development application.

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

Yours faithfully



Neil Beck
Team Leader Planning