


6 February 2019

Enquiries: Jenny Elphinstone   
Our Ref: ROL 2966/2018 (Doc ID 887795)  
Your Ref: Q184103

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

Port Douglas Land Developments Pty Ltd  
C/o Cardno (Qld) Pty Ltd  
PO Box 1619  
**PARRAMATTA PARK QLD 4870**

Attention Mr Daniel Favier

Dear Sir

**DEVELOPMENT APPLICATION ROL 2966/2018  
LOT 2 CAPTAIN COOK HIGHWAY CRAIGLIE  
DEVELOPMENT ON LOT 2 SR 431**

The following comments on the proposed development are provided on a without prejudice basis as an initiative to raise the applicant's awareness of identified issues and provide a context to the information request.

**Overall Development Plan**

The application proposes to develop only part of the land and leave a substantial "balance" area. No detail of intended design of lot, park and road layout has been provided for the whole of the land and in this respect the proposed development is considered piecemeal. The applicant's comments provided to Council to date, in response to A08 and PO8, are considered insufficient.

The applicant is encouraged to amend the application to additionally seek a preliminary approval for the whole of the land with a minimal provision of a masterplan for the balance area. The Master Plan should include a provisional lot layout design, intended order of stages and infrastructure network design (road, water, sewer, park and stormwater). The staging should identify when the linking connector road will be opened and the intended opening for the upgrade of the Andreassen Road and Captain Cook Highway intersection. Master planning is required to ensure the infrastructure is delivered in a timely manner.

**Infrastructure**

Council considers there is insufficient capacity in the existing water and sewer services to enable connection of the proposed development to the existing services via the neighbouring residential estate to the north. The development will require the construction of new sewer and water mains adjacent to the Captain Cook Highway. Subject to sufficient master planning for the estate some elements may be determined to be trunk infrastructure.

An understanding of the overall intended finished elevations will assist with considerations for the provision of gravity feed infrastructure.

### **Limited Stormwater Capacity Flood**

Access to the neighbouring residential estate is currently constrained in extreme rainfall events. Concern is held with the construction of additional lots, which rely on this access, as this would exacerbate the existing difficulties. Two drains were constructed as part of the Port Pacific drainage mitigation works – the northern diversion drain; and the southern diversion drain. In previous proposals development was staged from the south and included an opened connecting road. The previous staging would facilitate upgrades to the entry to the Port Pacific Estate to be undertaken by Council in a more timely manner. Consideration of the staging is requested.

### **Minimum Lot Size**

The development plan includes two lots sized 450m<sup>2</sup> and the accompanying report states these lots provide a mix of housing choice and affordability. The land is in the Low Density Residential Zone and the minimum lot size is nominated as a Performance Outcome for the Zone Code is a minimum of 600m<sup>2</sup>. A mix of lot sizes to achieve housing choice and affordability is considered to include range of lot sizes of and above the minimum 600m<sup>2</sup> lot size. The land is a considerable distance from the town centre, shops and facilities and the proposed 450m<sup>2</sup> sized lots are not considered appropriate. The inclusion of larger sites of 1,000m<sup>2</sup> or more have the potential for future further development thereby providing housing choice and affordability.

### **Drain Crossing**

The culvert crossing and collector road are identified as trunk infrastructure in the Council's LGIP. It is important that there is a clear scope of the design and costs at the development permit approval stage rather than the Operational Work stage. Clarification of the proposed form and design of the proposed crossing is required to move forward on an infrastructure agreement. A more detailed agreement can be a condition of the approval with final costs determined prior to the issue of a development permit for operational work.

Considerations of future sea level rise must be included as part of the design scope. Updated advice is also required for the catchments contributing to the drain and culvert to confirm if any additional works are required. An internal stormwater master plan and road grading concept will assist with understanding the proposed site drainage and implications for the existing drain.

Additionally, the drain crossing design should have regard to the location of footpaths connectivity giving access to the proposed park.

**Park**

Overall master planning is required to determine the appropriateness of the size and location of the proposed park.

**Flood Modelling**

The neighbouring residential land experienced unexpected inundation levels during a high intensity rainfall event. In relation to the current proposed development, Council needs to be assured that sufficient consideration has been given to storm tide inundation, flooding and the convolution of these two events.

**Modern Servicing**

Modern estates require the provision of padmount electricity infrastructure, telecommunications and NBN infrastructure.

**Visibility of Development**

Port Douglas is an international tourist destination and the Shire has a strong economic reliance on the tourism industry. The land is located at the southern entry point to the Craiglie/ Port Douglas area. Council needs certainty that the design and construction phases of the development meet the community's aspirations in achieving and maintain a high amenity. Council recommends consideration be given to the construction of the standard vegetation mounds along the Captain Cook Highway at the initial stage

**Other**

Please quote Council's application number ROL 2966/2018 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9482.

Yours faithfully



**Paul Hoyer**

**Manager Environment and Planning**

Encl.

Information Request

Information Response Form

## DOUGLAS SHIRE COUNCIL

### INFORMATION REQUEST

Council refers to the development application lodged with council on the 21 December 2018 for which the Confirmation Notice was issued on 23 January 2019.

#### ***Applicant's details***

---

Name:	Port Douglas Land Developments Pty Ltd
Postal Address:	C/o Cardno (Qld) Pty Ltd PO Box 1619 PARRAMATTA PARK QLD 4870

#### ***Location details***

---

Street address:	Lot 2 Captain Cook Highway Craiglie
Real property description:	Lot 2 on SR431
Local Government Area	Douglas Shire Council

#### ***Application details***

---

Application number:	ROL 2966/2018
Approval sought:	Development Permit t
Nature of development proposed:	Residential subdivision
Description of the development proposed:	Reconfigure one lot into 32 residential lots, new road, balance lot, drainage lot and park

#### ***Information request***

---

Douglas Shire Council has determined that the following additional information is needed to assess the application.

#### **Overall Development**

1. Please provide a masterplan for the whole of the land including an indicative lot layout, stages, road network, park and drainage lots. Proposed infrastructure should also be indicated and further comments should be included in response to A08 and PO8 of the Reconfiguring of a Lot Code. Please provide detail of the number of lots intended to be developed prior to the construction and opening of the linking connector road to Andreassen Road and the intended timing of the upgrade to the Captain Cook Highway / Andreassen Road intersection. Please provide details as to when the buffer to the State-controlled road will be developed for the proposed and balance areas.

## **Road Network**

2. Please provide a road connectivity masterplan to demonstrate how the proposed road network provides a safe and efficient road alignment and geometry providing connectivity to Andreassen Road.

## **Water supply**

3. The approved development of Stage 5 of the neighbouring residential estate is to the order of some 40 additional lots to connect to the existing system and within this development there is also a need for pressure for fire fighting through the reticulated system. Given this situation please provide advice substantiating there is sufficient water supply capacity within the current network (and existing approved development).

Please provide details for the increased demand, resulting from this stage and the development of the balance area. Please provide details of any upgrades necessary to Council's water supply system to meet these increased demand needs.

## **Wastewater Infrastructure**

4. Provide details as to the capacity of the Council's current infrastructure to meet the proposed demands for this stage and for the development of the balance of the land. Consideration is to be given to the demand and available capacity for the completion of the approved Stage 5 of the neighbouring development.

Pump Station PP1 and downstream rising main are known to have existing operational issues, (Cardno report and advices to Council are referenced). Section 4.2.3 of the planning report advises that a new sewerage pump station is required to service the proposed development, which is expected to connect with existing infrastructure in Beor Street. Please provide master plan that shows where the new pump station will be located, access to the pump station and how it integrates with the ultimate development. Please also provide advice on the impact of the new pump station on the existing infrastructure, noting particularly the system deficiencies previously advised by Cardno.

## **Flood and storm tide inundation**

5. Please provide a site plan detailing contours and expected finish levels having regard to impacts of sea level rise. Please provide a copy of the flood study and flood modelling for the site, referred to on page 41 of your report. The flood study must include updated modelling to confirm, hydraulic implications and confirm that no further widening of the drain is required to mitigate hydraulic impact of the development.

#### **Use of Milman Drive for Access**

6. Please provide advice on the adequacy of this access in higher order rainfall events, including the 10% AEP and 1% AEP events (Q10 and Q100 flows respectively).
7. Please also provide advice on traffic impacts and/or road safety considerations on the existing road network including Downing Road, Beor Street, and the operation of the intersection with the Captain Cook Highway.

#### **Minimum Lot Size**

8. Please provide further details is required to support the conflict with the benchmark PO6 of the Low Density Residential Zone Code.

#### **Culvert Crossing**

9. Please provide further details of the proposed bridge /crossing over the existing drain including proposed height, form and attributes (pedestrian pathway, road pavement width) and connectivity to the existing residential development to the north. Clarification is required as to the indicative costs of the proposed works given Council's LGIP requirements indicative timing and payment schedule.
10. Impact of sea level rise on clearance height and waterway area needs to be included in considerations and this may not have been previously considered in the development of the current LGIP. In addition, the updated calculations must confirm the catchments contributing to the different reaches of the drain and to the road crossing.

#### **Proposed Park**

11. Provide reasons for the proposed park location and size and confirm the park is suitable for the proposed lots and the master planning of the area. Please advise of any intention to provide facilities or infrastructure in the park area, such as landscaping, playground equipment, picnic shelter, water tap etc. In respect to landscaping please advise whether there is a proposed particular landscaping theme for the road areas and park.

#### **Other Infrastructure Servicing**

12. Please provide advice on the applicant's intentions for the considerations of other infrastructure such as the location of padmount electricity substations, telecommunications and NBN infrastructure.

#### **Buffer to Agricultural Use**

13. Please provide advice on the applicant's intentions for the provision of a suitable buffer to the proposed ongoing agricultural use on the balance land. Supporting information must demonstrate that the buffer provided will alleviate impacts on the new residential use.

## INFORMATION RESPONSE

**Please attach this document to the front of any information response to Council.**

**Council reference:** ROL 2966/2018

**Property Address:** L2 Captain Cook Highway, Craiglie, land described as Lot 2 on SR431.

I/We:

- ☐ Have provided all of the required information outlined in the Information Request (section 13.2(a) of the *Development Assessment Rules*).
- ☐ Have provided part of the required information outlined in the Information Request and will provide some or all of the remaining required information by the last day to respond to the Information Request (section 13.2(a) of the *Development Assessment Rules*).
- ☐ Have provided part of the required information in the Information Request and do not intend to supply any of the remaining required information outlined in the Information Request (section 13.2(b) of the *Development Assessment Rules*).
- ☐ Do not intend to supply any of the information outlined in the Information Request (section 13.2(c) of the *Development Assessment Rules*).

Regards

Applicant's Name: \_\_\_\_\_

Signature: \_\_\_\_\_

### ***Applicant's response***

---

The due date for providing the requested information is 5 May 2019. Please advise Douglas Shire Council of your response to this information request in accordance with section 13 of the Development Assessment Rules. To assist in your response please find enclosed a standard response template that you can use with your response should you wish to.

As Douglas Shire Council's assessment of your application will be based on the information provided, it is recommended that you provide all of the information requested. In accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and the Douglas Shire Council will continue with the assessment of your application without the information requested.