

4 May 2024

Our ref: 72322
Your ref: 2401-38891 SRA
Council ref: MCUC 2024_5568/1

State Assessment and Referral Agency
Far North Queensland Regional Office
PO Box 2358
Cairns QLD 4870

via email: CairnsSARA@dsdilgp.qld.gov.au

Attention: Leanne Simpson

Dear Leanne,

Response to Information Request – Material Change of Use (Multiple dwelling and Short-term accommodation) – 8 Davidson Street, Port Douglas– Lot 704 on PTD2092

I refer to the State Assessment and Referral Agency information request dated 13 February 2024 and provide the following in response to the items raised:

Information request Item 1

The application material does not include sufficient information to demonstrate compliance with performance outcome PO39 State code 1: Development in a state-controlled road environment of the SDAP.

The subject site is impacted by transport corridor noise from Port Douglas Road, a state-controlled road. Proposed Floor Plans (dwg SK01) and Elevation & Section (dwg SK02) show a proposed pool and courtyard adjacent to Port Douglas Road. The pool area and courtyard are considered private open space and noise mitigation measures should be implemented to minimise noise intrusion from Port Douglas Road.

The plans also indicate a property fence adjacent to Port Douglas Road that is partly solid and staggered with slotted gaps within the fence and gates. The proposed fence offers limited protection against transport corridor noise and is unlikely to minimise noise intrusion from Port Douglas Road.

Response

It is noted that the proposed development is of a similar to that approved by Douglas Shire Council with conditions from the State Assessment and Referral Agency (SARA reference 3103-21831 SRA).

The proposed development has been designed to reflect the Douglas Shire Planning Scheme, specifically the Port Douglas Local Plan. It is requested that SARA approve the amended plans of development provided as **Attachment 1** as:

- The proposed development is located approximately 19m from the Davidson Street carriageway, and will not be significantly impacted by the noise of vehicles using the state-controlled road.
- The proposal is considered a low scale development and increased traffic generation and vehicle movements will not impact on the function of Davidson Street.
- Road works to construct a sealed property crossover and driveway access will ensure that operating conditions and safety on the state-controlled road network is maintained.
- The proposed development is unlikely to compromise the safety, efficiency, and operating conditions of Davidson Street.
- The proposed development complies with the relevant provisions of State code 1: Development in a state-controlled road environment.

The engineering advice provided by CMG Consulting Engineers provided as **Attachment 1** details how the sewer and stormwater infrastructure will not be compromised as well as how it can be maintained.

Advice

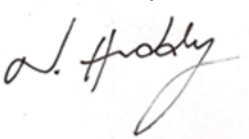
The submitted Site Plan (dwg SK03) illustrates visitor carparking within the state-controlled road corridor (Port Douglas Road). Carparking within a state-controlled road corridor is intended for overflow parking only and is in addition to any on-site car parking required under the local government planning scheme for residents and their visitors. A development should not rely on carparking within the state-controlled road corridor to address a shortfall in meeting Council's carparking requirements. It is therefore recommended the Site Plan (dwg SK03) be amended to remove the reference to 'visitor' parking as any carparking within the state-controlled road corridor is to be available for use by the general public.

Response

The proposed development provides the number of on-site parking spaces stated in the assessment benchmarks of the Douglas Shire Planning Scheme. On-street parking is provided in addition to the required number of spaces and is available for use by the general public.

If you require any further information, please call me.

Yours sincerely,

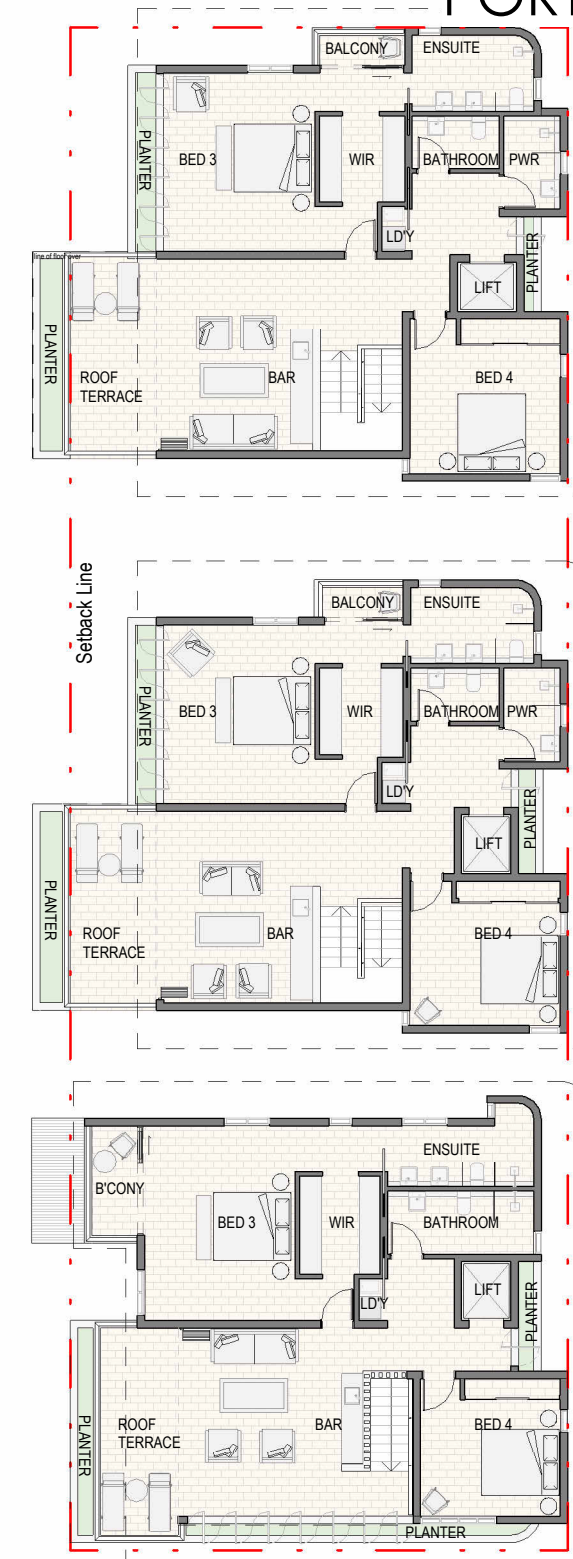
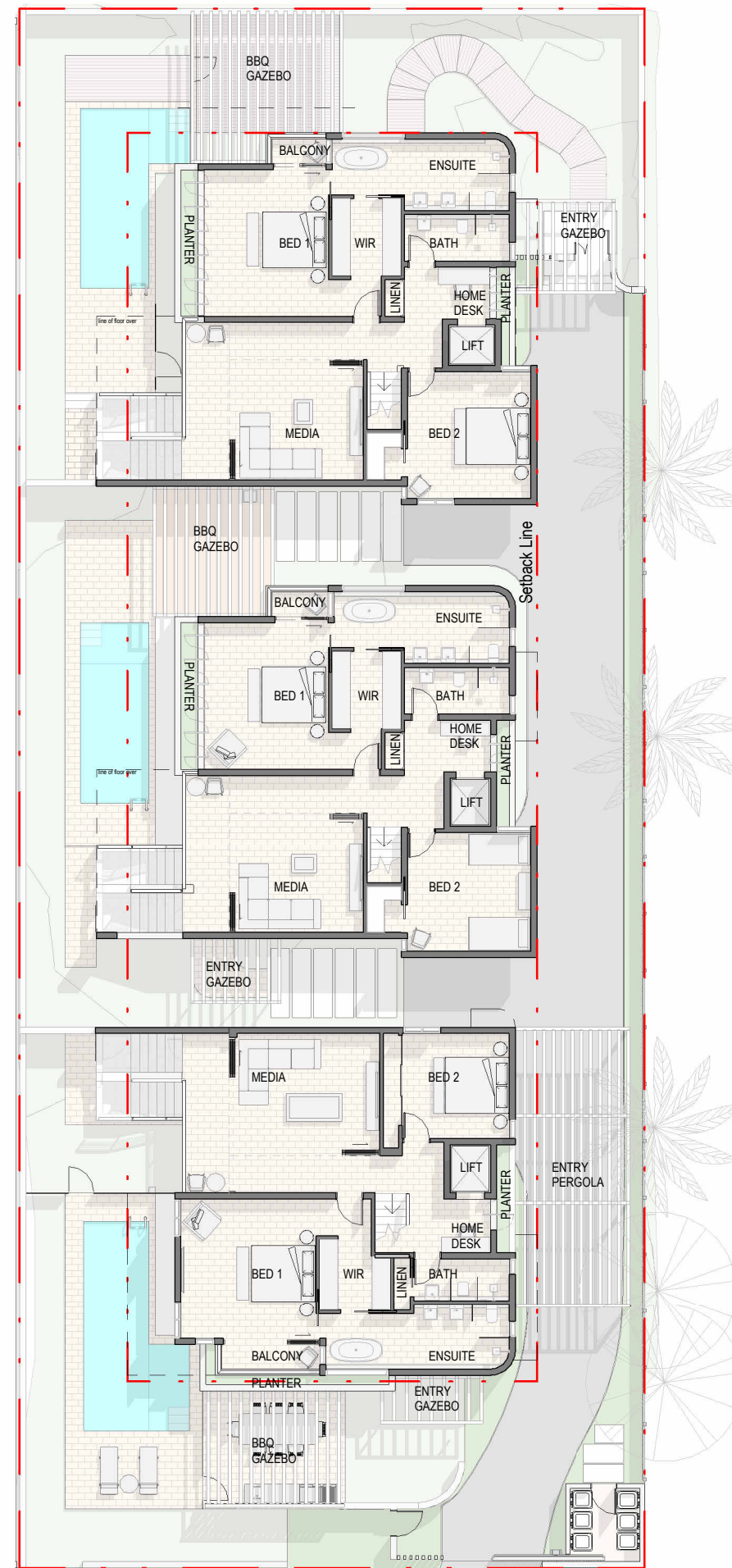
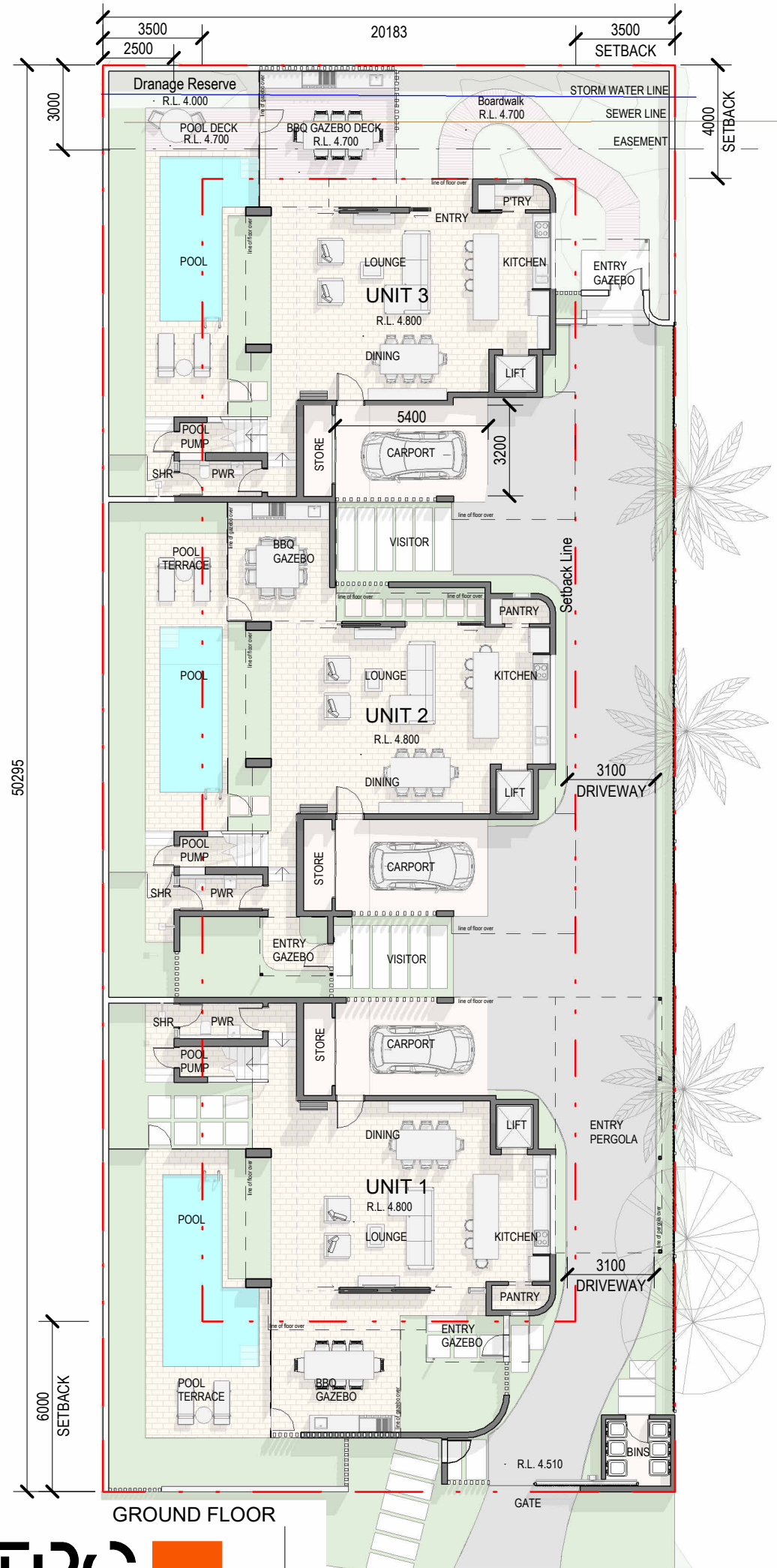
A handwritten signature in black ink, appearing to read "N. Huddy", written over a light blue grid background.

Nikki Huddy (FPIA)
Registered Planner
Planz Town Planning

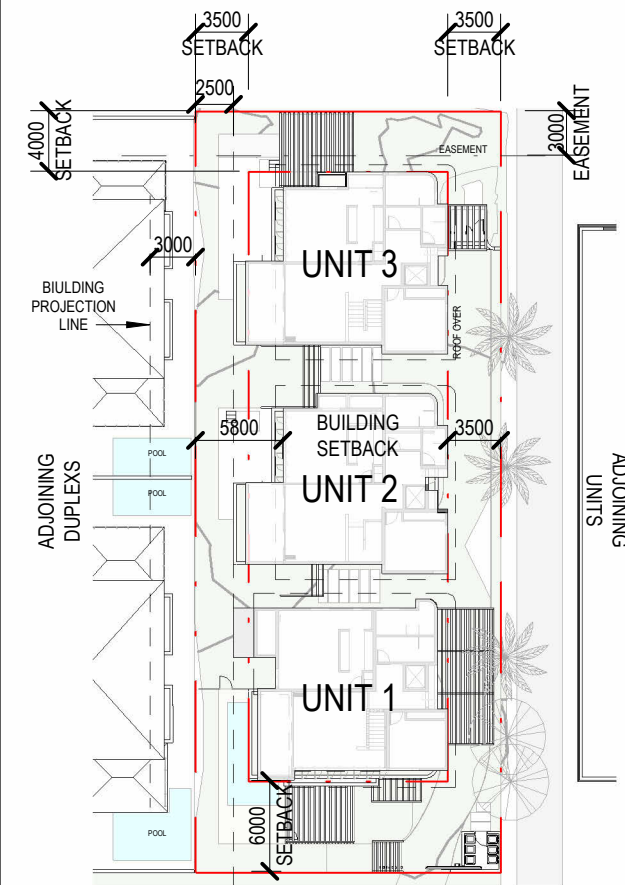
Att:

1. Updated Plans of Development – TPG Architects

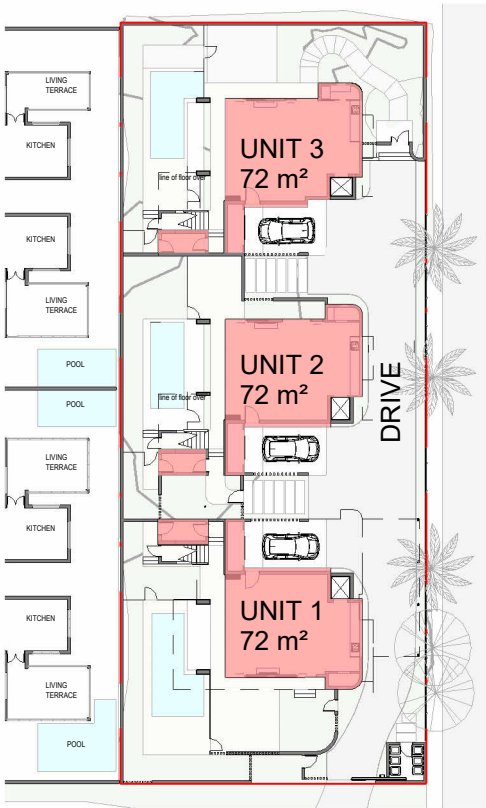
8 DAVIDSON ST. PORT DOUGLAS



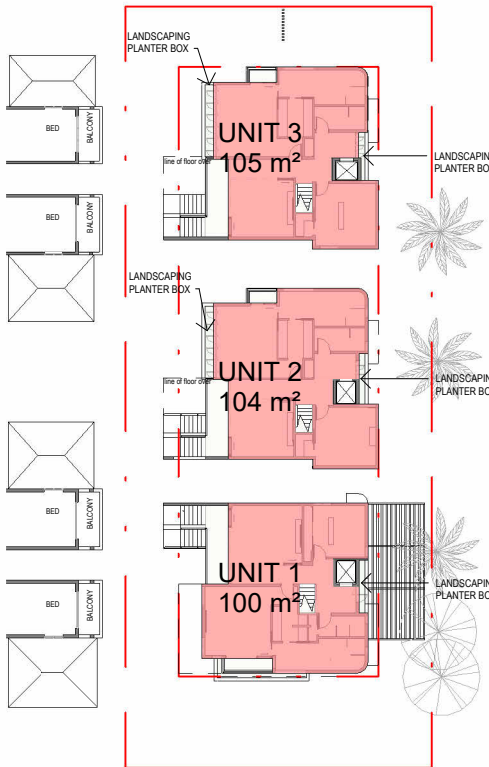
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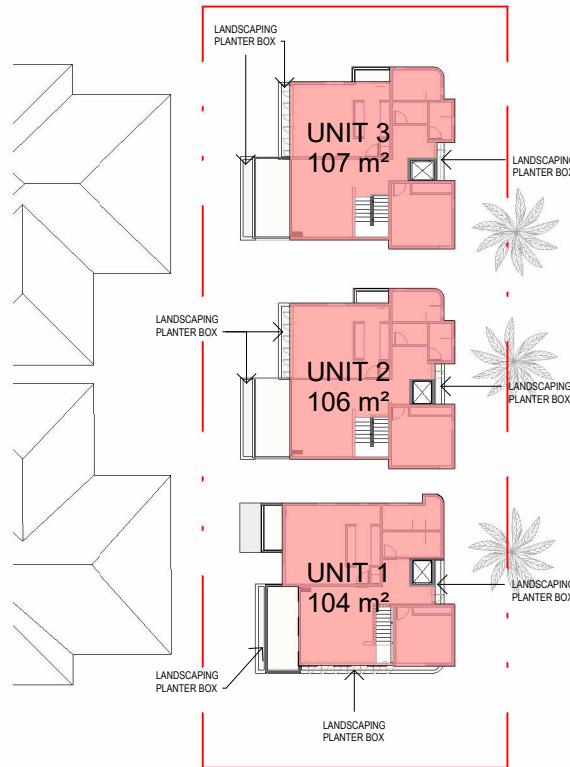
SETBACKS



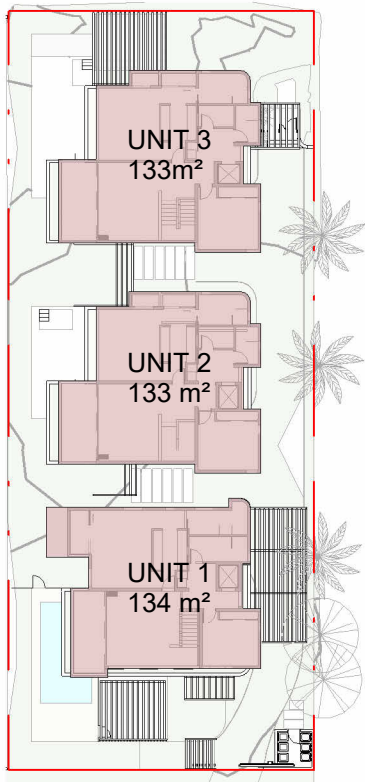
GROUND FLOOR GFA



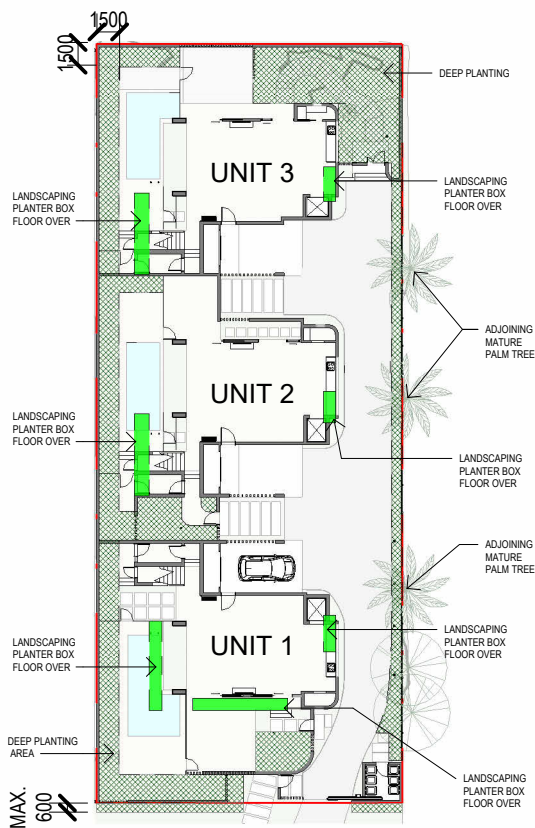
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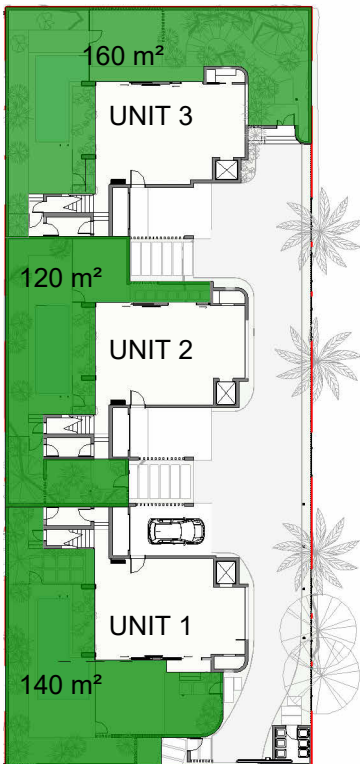
2nd FLOOR GFA



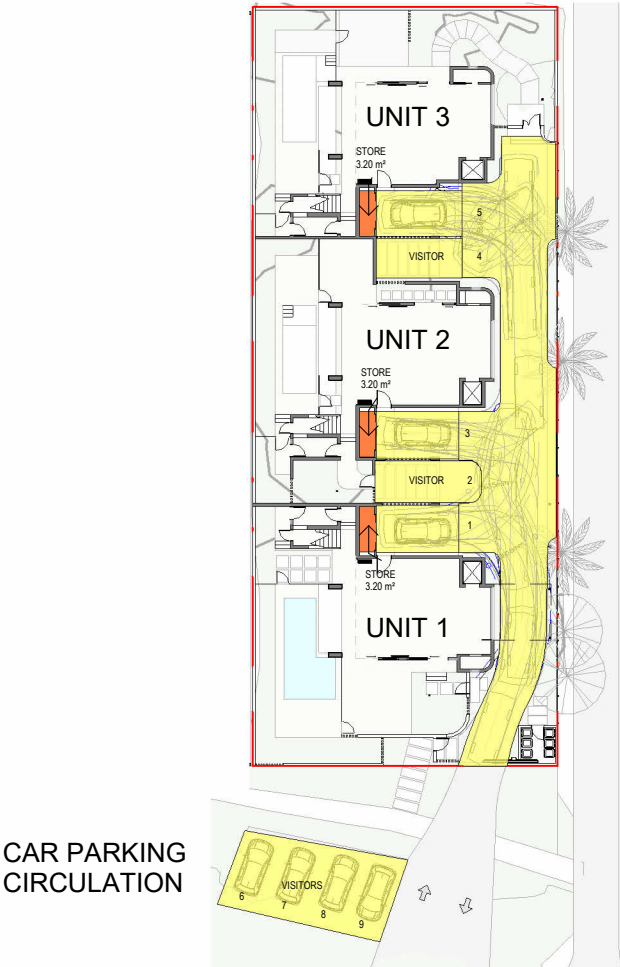
SITE COVER



LANDSCAPING & DEEP PLANTING AREA



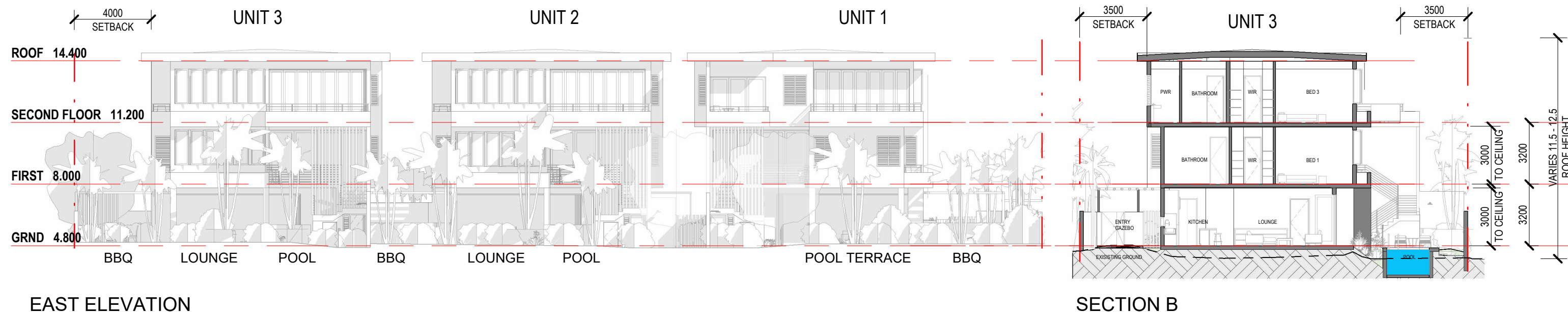
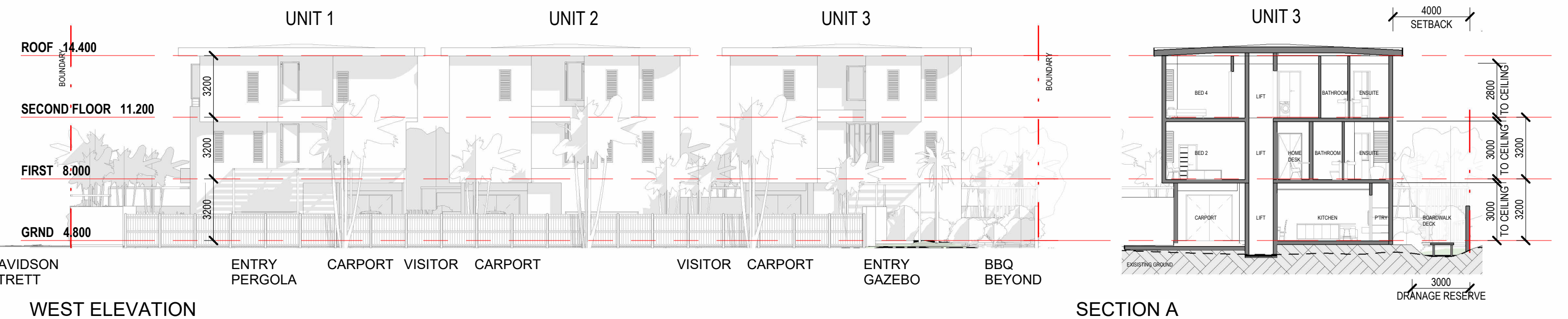
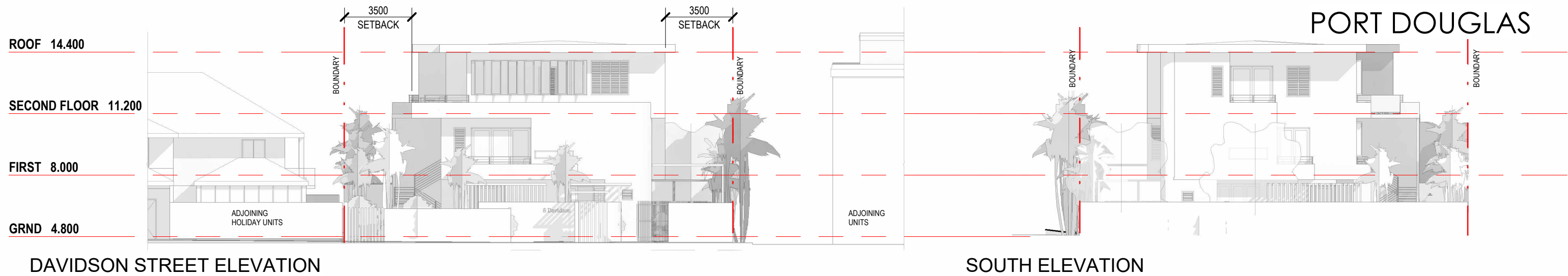
LANDSCAPING & RECREATIONAL AREA



CAR PARKING
CIRCULATION

ZONE	USE	PROVIDED
TOURISM ACCOMMODATION	MULTI DWELLING SHORT TERM ACCOMMODATION	
Site Area	min. 1000 m ²	1015 m ²
Site Cover	max. 40% 406 m ²	39% 400 m ²
Plot Ratio GFA	max. 1.2 x Site Area =1218 m ²	840 m ² = 0.82
Height Ceiling Height	max. 13.5 m 3 storey min. 2.7 m	11.5-12.5 m 3 storey min. 2.8 m
SETBACKS		
Front	6 m	6 m
Sides - 2nd STOREY	2.5 m	2.5 m
Sides - 3rd STOREY	3.5 m	3.5 m
Rear	4 m	4 m
LANDSCAPING AREA		
Setback	Front: 2 m Side & Rear: 1.5 m	2m - 6m 0.6m - 4m
Area	min. 35 % = 355 m ²	515 m ² = 51% PLANTERS: 30 m ²
RECREATIONAL LANDSCAPING		
	min. 35 m ² /unit min. 3 m Wide	Unit 1: 140 m ² Unit 2: 120 m ² Unit 3: 160 m ²
CARPARKING		
Multi Dwelling Houses	1.5 Spaces/Unit (3x1.5) = 4.5 spaces min. 60% Covered	On Site: 3 Covered 2 Uncovered Off Site: 4 Uncovered

8 DAVIDSON ST. PORT DOUGLAS



EAST ELEVATION



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0 2 4 6 8m
SCALE 1:200 @ A3

ELEVATION & SECTION

LBT-01 SKD07 (H) Apr. 2024