

Our Ref: 21-05/001100
DSC Ref: MCUC 2021/4008-1
Date: 30 April 2021

Attn: Ms Jenny Elphinstone
Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Via email: jenny.elphinstone@douglas.qld.gov.au

Dear Jenny,

RE: RESPONSE TO INFORMATION REQUEST IN RELATION TO AN APPLICATION FOR MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS AND SHORT-TERM ACCOMMODATION AT 8 DAVIDSON STREET, PORT DOUGLAS

Planning Plus QLD Pty Ltd acts on behalf of "Verge" Port Douglas Pty Ltd (the 'applicant') in relation to the above-described matter.

We hereby provide the following information in response to Council's Information Request dated 30 March 2021.

Building Setbacks, Amenity and Landscaping

Concern is raised with the front elevation being a full height screen at the upper level with minimal deep planting to the front and side boundaries. The design reflects a minimalist style that is inconsistent with the character with the area and the local streetscape. The lack of landscaped setbacks is inconsistent with the requirement for dominant tropical vegetation.

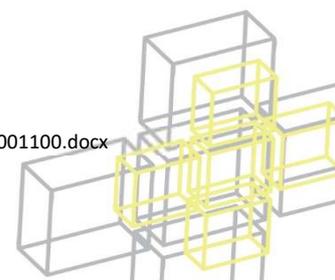
Council notes the Planning Scheme defines setback as measured from the outermost projection of a building or structure.

- 1. Please clarify the measurement by detailing this dimension on plan of the building setback from all boundaries. The setback of the first floor should also be nominated.***

Please see updated drawing set included as **Annexure 1** which details setback dimensions.

- 2. Please clarify the materials and finish of the first floor screens and whether these screens are moveable or fixed.***

Please see the elevations within the revised drawing set included as **Annexure 1** which detail the proposed finishes and identify that the screens are in fact moveable.



3. Please provide details of the amount of total open space and the amount of this area that is provided for landscape planting. Please nominate on plan the areas included in these calculations.

Please see Drawing No TP310 which details the open space areas. The proposal includes a total of 395m² of open space, being 39% of the site area. Of this open space area, 251m², or 63.5%, is soft landscaping comprising either grassed lawns or planted gardens.

4. Please clarify the nomination of visitor car parking spaces and provide swept path diagrams and determine whether the driveway can accommodate landscaping adjacent to the western boundary (boundary adjacent to the driveway).

The middle uncovered parking spaces are the two (2) visitor spaces. Landscaping has been added in pockets to break up the boundary while still providing 6m driveway widths where required behind the parking spaces for manoeuvring to ensure compliance with AS2890.

5. Please provide a detailed landscape plan for the development including nomination of species and planting arrangement.

This matter is considered appropriate to condition as a requirement prior to seeking Building Works approval.

6. The report makes mention of the trees at the rear corner of the site are to be retained and the site plan appears to indicate the existing street tree. Please nominate on the plan which trees are to be retained on the land.

Trees to be retained will be surveyed and shown on the abovementioned Landscape Plan prior to seeking Building Works approval.

7. Please demonstrate how Council can be satisfied that the street tree will be protected where alternative solutions are inconsistent with the Australian Standard 4970-2009. Please provide a qualified arborist report on the existing street tree and on the impact of the proposed adjacent driveway on the tree. Consideration should be given to the engineering of the driveway design to ensure the tree's health is maintained.

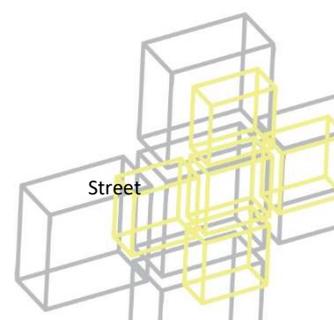
This is a detailed design matter which is considered appropriate to condition as a requirement prior to seeking Building Works approval.

8. Please provide an architectural statement addressing the Planning Scheme Policy for tropical vernacular design explaining how the development meets the Policy.

Key architectural elements identified within the policy which are representative of tropical Queensland vernacular architecture are:

- (a) large open balconies and verandahs with balustrading
- (b) awnings, eaves and overhangs
- (c) variety of roof profiles
- (d) gables
- (e) columns and posts
- (f) shutters and screens
- (g) expansive windows and doors

Given the clarification around the screening elements of the proposal, it is considered to meet the requirements of item (a) with open wraparound balconies with balustrading.



In relation to items (b), (c) and (d), we note that the ground level is provided with overhangs to provide protection and the roof profile includes a variety of angles and gables.

Columns and posts do not feature as per item (e), however this is not considered unusual or significant, while both items (f) and (g) are satisfied with both shutters and screens and expansive windows and doors featured throughout.

Overall, the proposal is considered to represent an appropriate design outcome for Port Douglas and while perhaps not overly traditional, it does include the important tropical design features to respond to the environment and provides a visually interesting streetscape.

Sewer Infrastructure

Council notes the sewer is sited 0.5m within the easement, as aligning with the easement boundary. The development proposes a plunge pool immediately adjacent to the easement.

9. Please provide qualified engineering advice that the proposed pool and building on the most southern unit and associated footings do not compromise the zone of influence associated with the sewer infrastructure. Please also advise on the clearance distances (horizontally and vertically) that will be available to service Council's infrastructure. Consideration needs to be given to the location of the sewer within the easement, rather than just the clearance to the easement.

This is a detailed design matter which is considered appropriate to condition as a requirement prior to seeking Building Works approval.

Stormwater Infrastructure

10. Council is aware of the limited capacity of the stormwater infrastructure in the rear easement. There is a requirement for the development to result in a no worsening situation to the surrounding and nearby properties. Please undertake a local drainage investigation to on this matter and provide advice on the post construction impact of the development on the local area.

This is a detailed design matter which is considered appropriate to condition as a requirement prior to seeking Building Works approval. Given the relatively standard built form nature of the proposal and likely potential stormwater discharge, it is considered unlikely and unreasonable to assume that this matter would be a limiting factor on the development.

Bin Storage Area

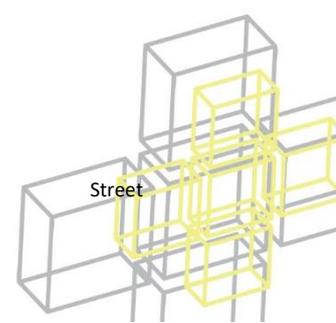
It is recommended that landscaped screening be provided between the front unit and the proposed bin storage area to reduce the impact of odours.

11. Please clarify the ability for the bin storage area to accommodate a general rubbish and a recycle bin for each unit (8 bins in all).

Please see the ground floor plan within the revised drawing set included as **Annexure 1** which details the bin storage area.

This letter and attachments constitute the Applicant's full response to the information requested.

We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

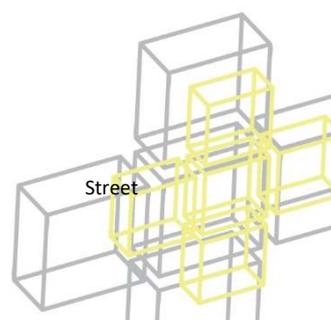


Yours Faithfully

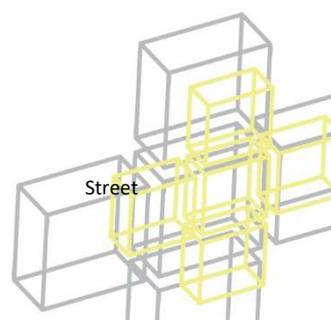


Evan Yelavich
Director / Planner
Planning Plus QLD Pty Ltd

enc. Annexure 1: Revised Drawing Set



Annexure 1: Revised Drawing Set



Client Name
Peter Brook
April 2021

Project No
21-0002

8 Davidson Street, Port Douglas

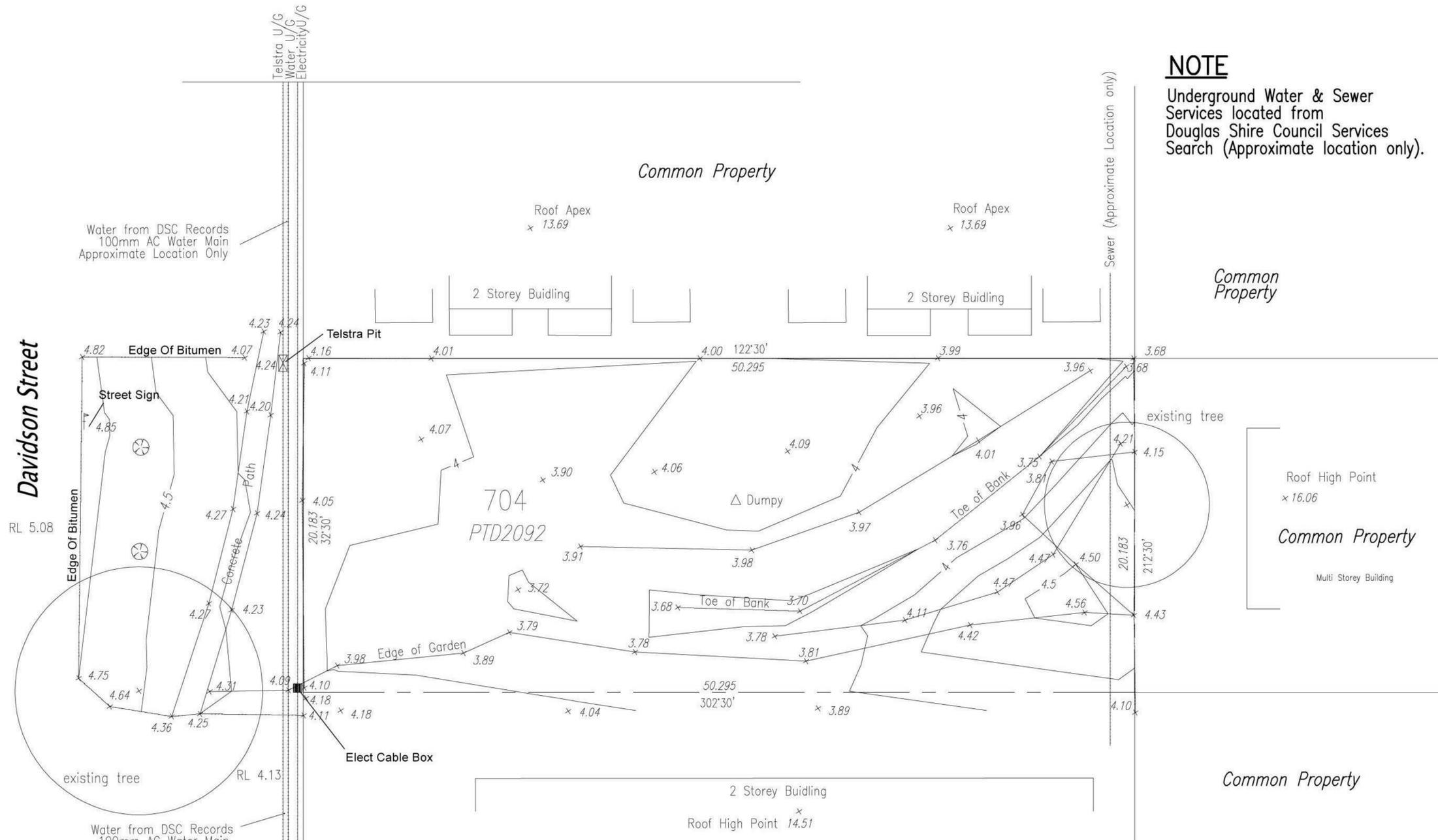
Townplanning - Without Prejudice.

Preliminary Draft.

TP	SITE PLAN	02
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201	Site Analysis - Setback Study	03
202	Site Analysis - Summer	04
204	Site Analysis - Winter	05
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TP	FLOOR PLAN	06
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TP	FLOOR PLAN	07
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TP	ROOF PLAN	08
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NOTE

Underground Water & Sewer Services located from Douglas Shire Council Services Search (Approximate location only).



NOTES

Level Datum: AHD der
 Origin of Levels: OPM39993
 RL4.40

Meridian: SP143044

Origin of Coordinates: TBM
 GI Nail in Bit
 E 1000
 N 5000

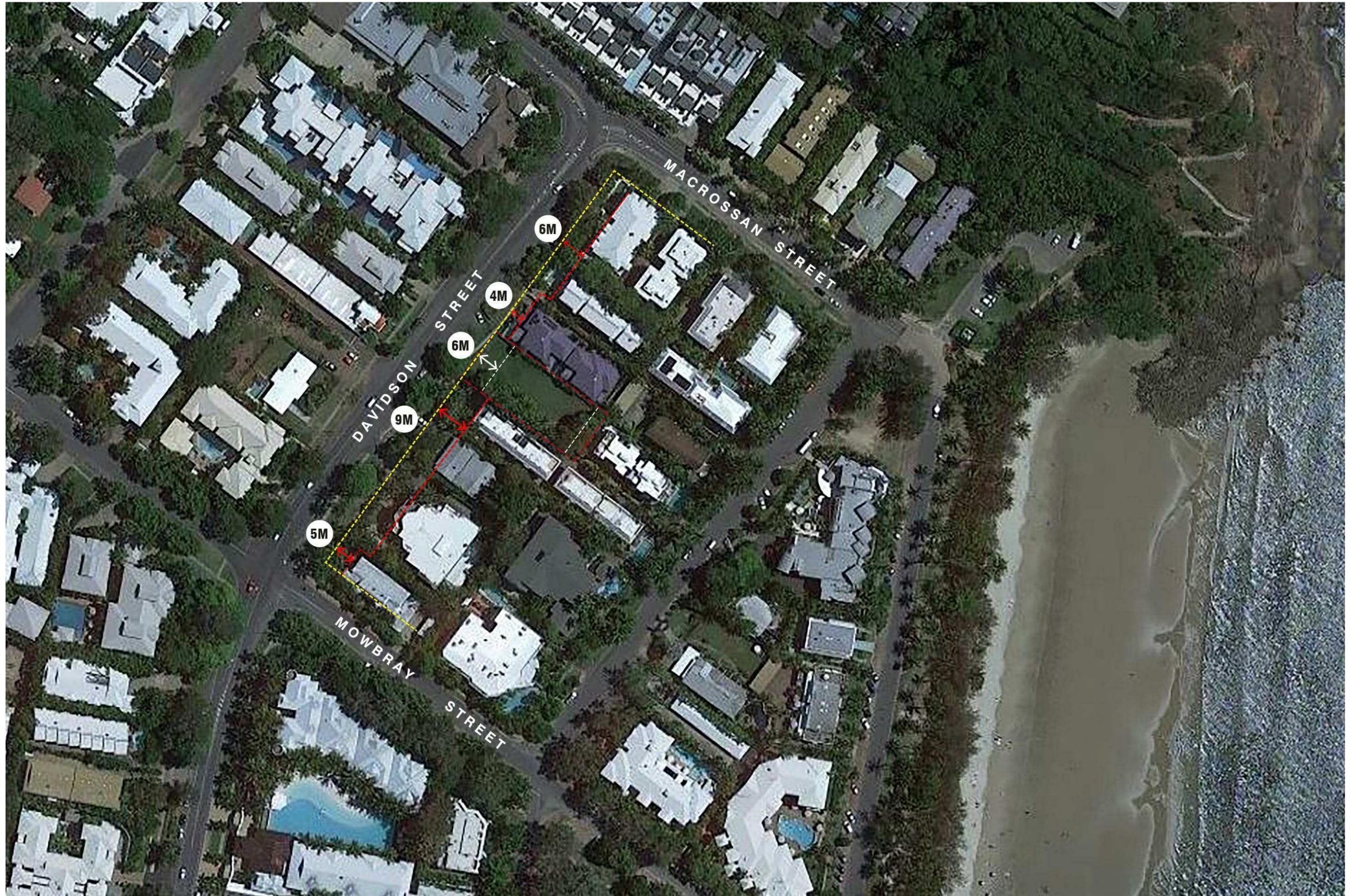
Contour Interval: 0.25
 Index: 0.50

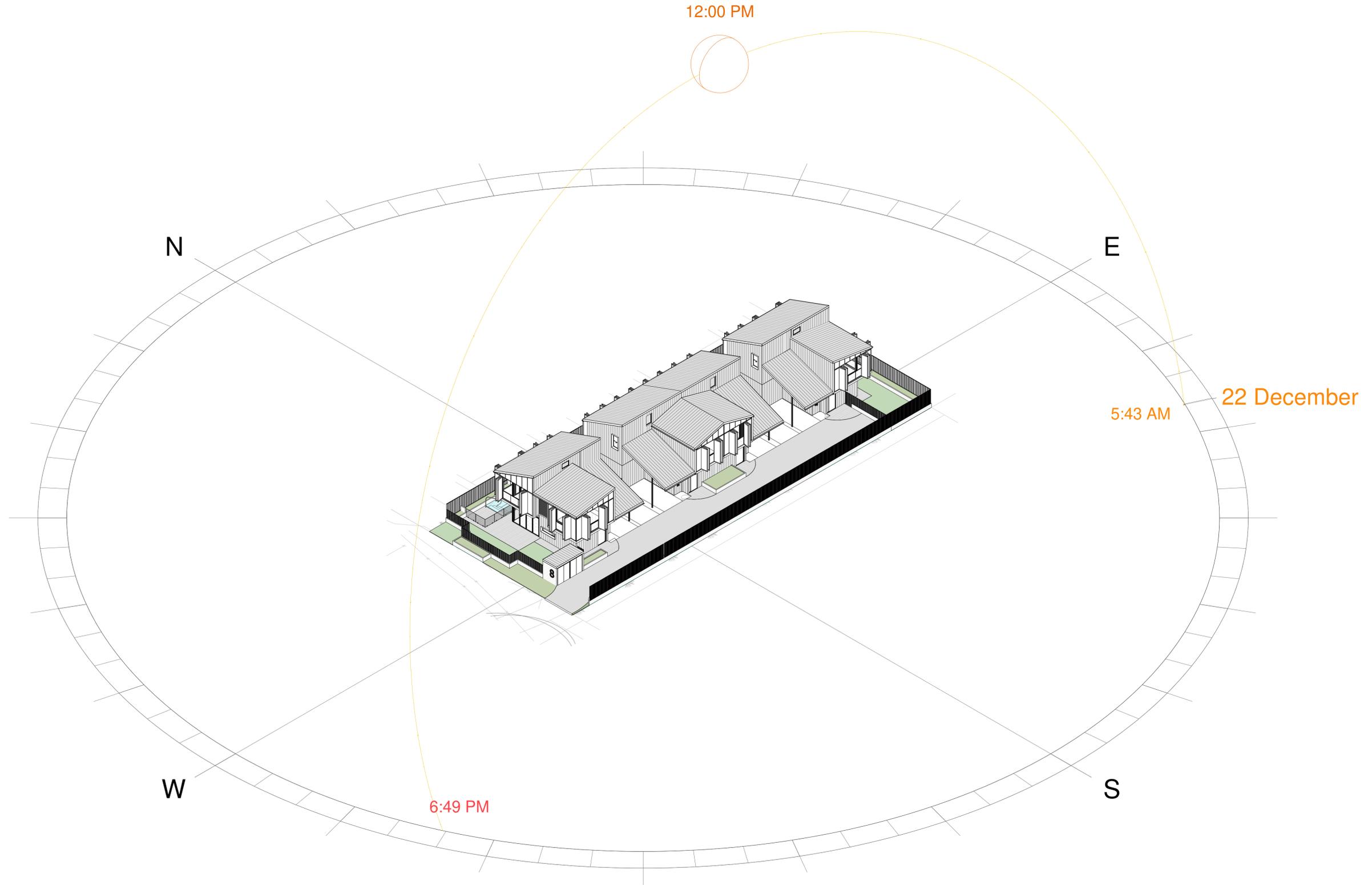
IMPORTANT NOTE

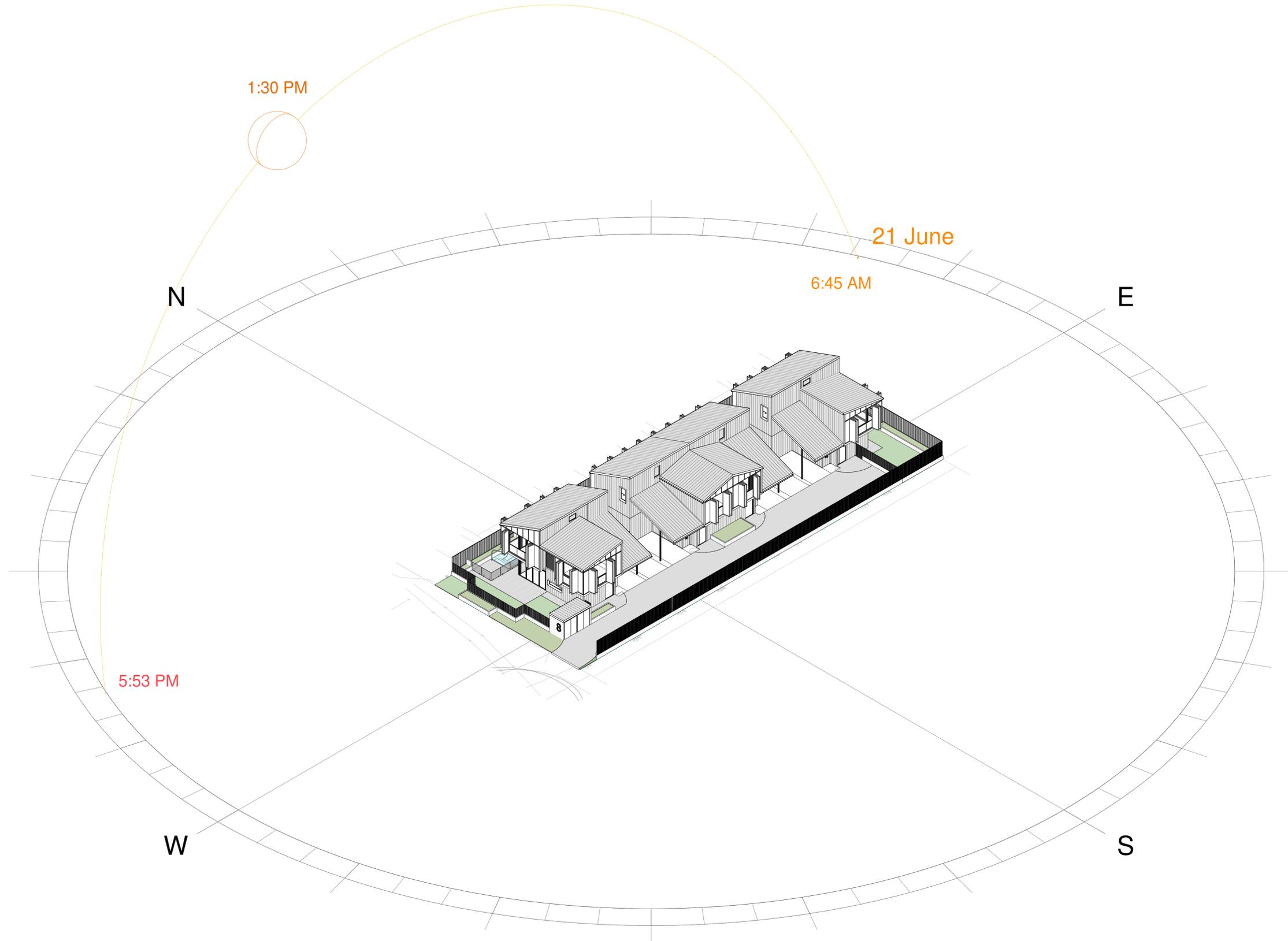
1. This plan was prepared for the sole purposes of the client for the specific purpose of producing a detail plan. This plan is strictly limited to the Purpose and does not apply directly or indirectly and will not be used for any other application, purpose, use or matter. The plan is presented without the assumption of a duty of care to any other person (other than the Client) ("Third Party") and may not be relied on by Third Party.
2. C&B will not be liable (in negligence or otherwise) for any direct or indirect loss, damage, liability or claim arising out of or incidental to:
 - a. a Third Party publishing, using or relying on the plan;
 - b. C&B relying on information provided to it by the Client or a Third Party where the information is incorrect, incomplete, inaccurate, out-of-date or unreasonable;
 - c. any inaccuracies or other faults with information or data sourced from a Third Party;
 - d. C&B relying on surface indicators that are incorrect or inaccurate;
 - e. the Client or any Third Party not verifying information in this plan where recommended by C&B;
 - f. lodgement of this plan with any local authority against the recommendation of C&B;
 - g. the accuracy, reliability, suitability or completeness of any approximations or estimates made or referred to by C&B in this plan.
3. Without limiting paragraph 1 or 2 above, this plan may not be copied, distributed, or reproduced by any process unless this note is clearly displayed on the plan.
4. The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. If not able to be so located, services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made hereon.
5. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.



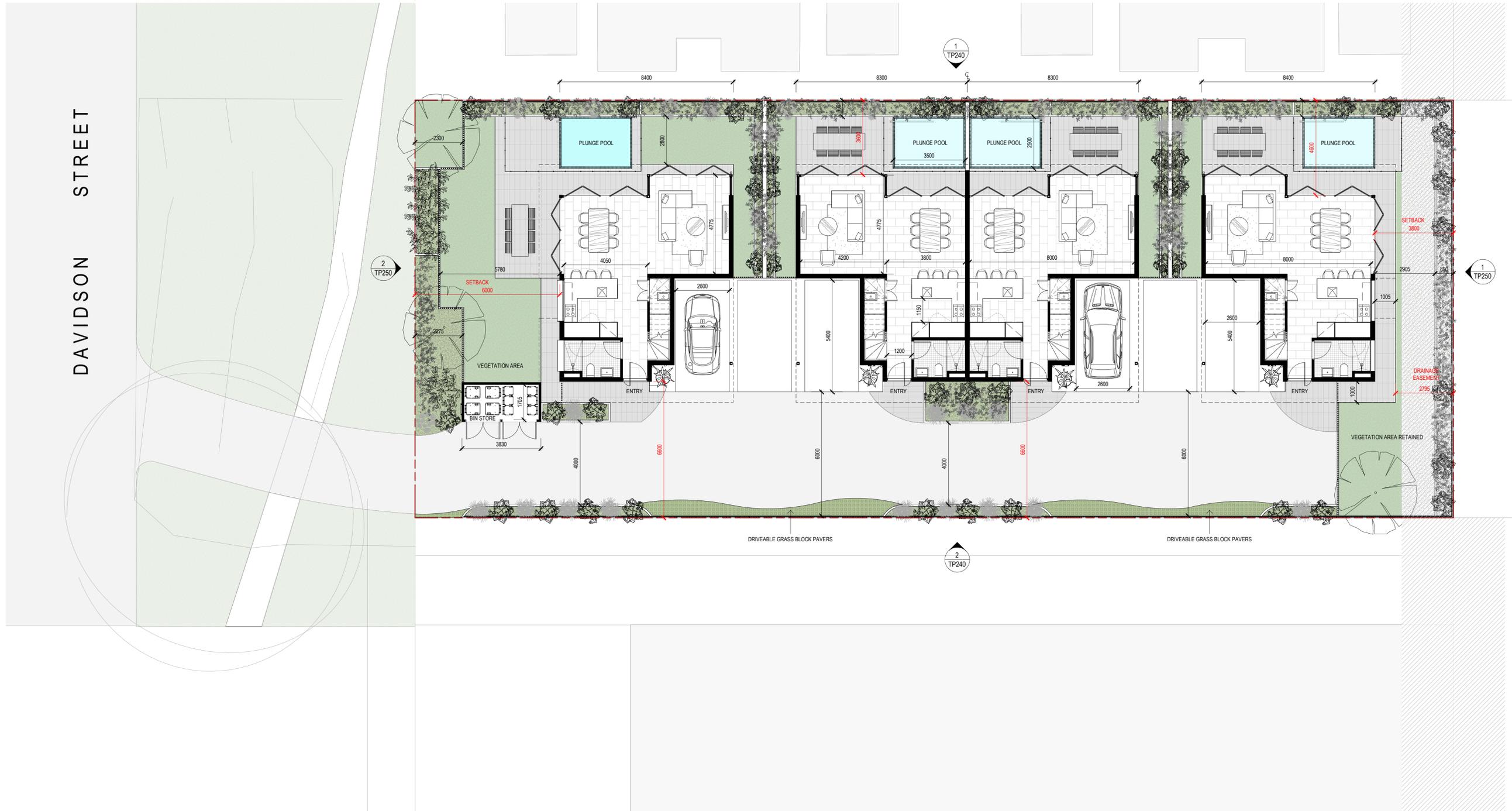




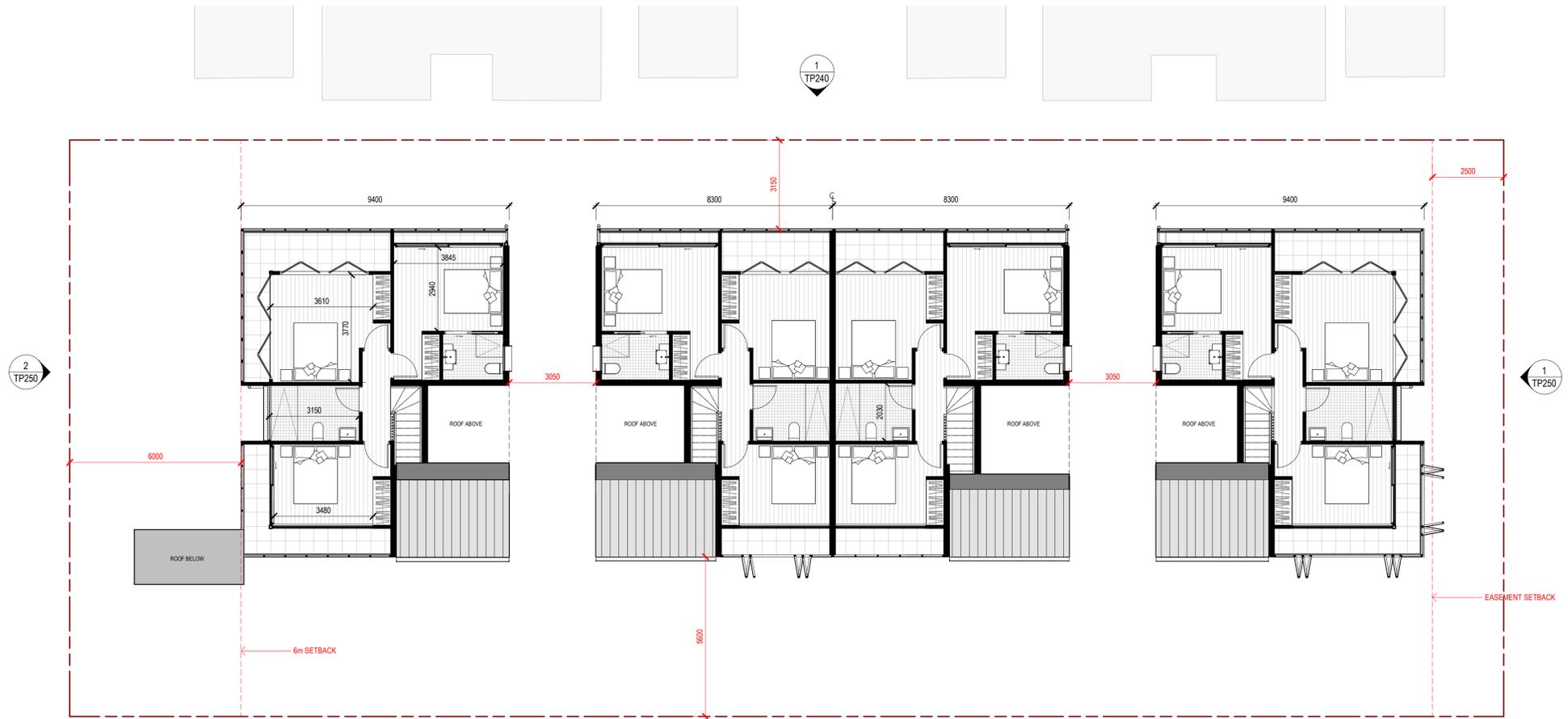




DAVIDSON STREET



DAVIDSON STREET





DAVIDSON STREET



1 Elevation North
TP210 Scale 1:100



2 Elevation South
TP210 Scale 1:100





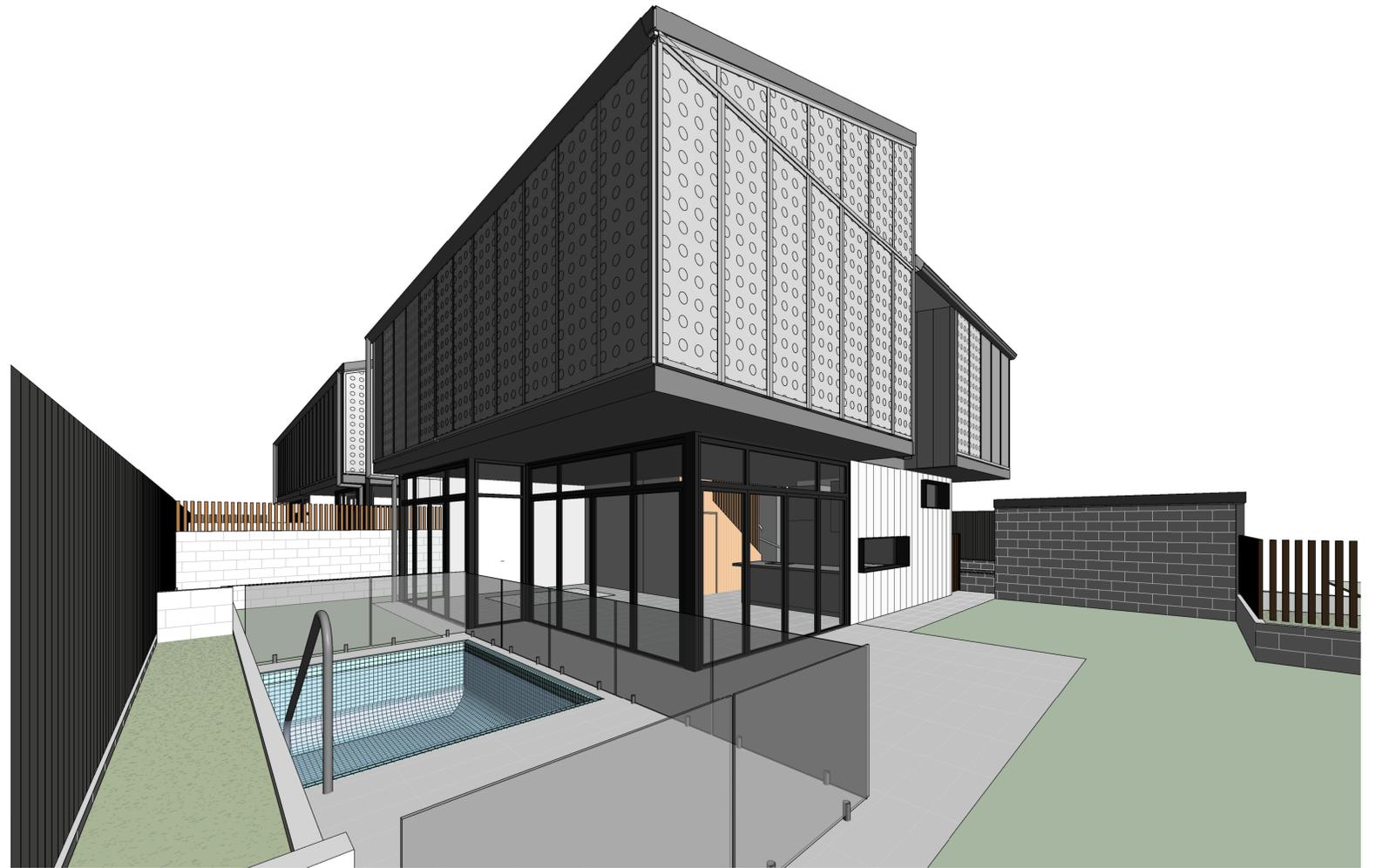
2 Elevation West
TP210 Scale 1:100

1 Elevation East
TP210 Scale 1:100





2 DAVIDSON STREET VIEW
Scale



3 INTERNAL COURTYARD VIEW
Scale



1 NORTH VIEW
Scale



NOTE: INDICATIVE LANDSCAPE PLAN

PERSPECTIVE VIEW - FROM DAVIDSON STREET



NOTE: INDICATIVE LANDSCAPE PLAN

PERSPECTIVE VIEW - FROM DAVIDSON STREET



NOTE: INDICATIVE LANDSCAPE PLAN

PERSPECTIVE VIEW - INSIDE DRIVEWAY



NOTE: INDICATIVE LANDSCAPE PLAN

PERSPECTIVE VIEW - COURTYARD





NOTE: INDICATIVE LANDSCAPE PLAN

PERSPECTIVE VIEW - COURTYARD



DAVIDSON STREET

GROUND LEVEL
NFA: 256m²



LANDSCAPE LEGEND

- HARD LANDSCAPE - Paved Landscape - Total Area: 144m²
- SOFT LANDSCAPE - Lawn - Total Area: 133m²
- SOFT LANDSCAPE - Garden Built Up - Total Area: 67m²
- COMMON LANDSCAPE - Total Area: 51m²



DAVIDSON STREET



LEVEL 01
NFA: 244m²

TOTAL
NFA: 500m²

