

YOUR REF: 17-224
OUR REF: 841064

23 January 2018

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

Crystalbrook Superyacht Marina, Port Douglas Pty Ltd
C/- Urban Sync Pty Ltd
PO Box 2970
CAIRNS QLD 4870

Dear Stuart

RE : Information Request – Crystalbrook Superyacht Marina, Port Douglas

Please find enclosed Council's formal Information Request in relation to MCUC2436/2017. In addition to Information Request, Council appreciates the commitment given to Councillors by representatives of the Crystalbrook Superyacht Marina, at the Council deputation on Tuesday January 23, to:-

- Provide an opportunity for engagement and consultation with the Douglas Shire community in relation to the proposed development; and
- Consult directly with existing users of the marina and all current tenants in relation to the proposed development, including the staging of the works.

Some suggestions provided by the Crystalbrook representatives included a dedicated website and the use of a shopfront to assist with the consultation and supply of information to tenants and the community.

If you have any questions in relation to the above please call Paul Hoyer on 07 4099 9444.

Yours faithfully

Paul Hoyer
Manager Sustainable Communities

SHIRE
COUNCIL

DOUGLAS

23 January 2018

Enquiries: Simon Clarke
Our Ref: 43/ 2436/2017 (839837)
Your Ref: 17-224

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Attention : Mr Stuart Ricketts

Dear Sir

**INFORMATION REQUEST
(GIVEN UNDER SECTION 12 OF THE DEVELOPMENT ASSESSMENT RULES)**

Thank you for your development application for the following premises received on 19 December 2017.

Location details

Street address: Wharf Street, Port Douglas
Real property description: Lots 1 – 4 SP288958

Application details

Application number: MCUC 2436/2017
Approval sought: Development Permit
Nature of development proposed: Material Change Of Use
Description of the development proposed: Holiday Accommodation, Multi-Unit Housing, Shopping Facility, Restaurant, Indoor Sports and Entertainment

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

1. Lots 1 – 3 SP288958 are encumbered by easements in favour of Council for access purposes to facilitate pedestrian circulation through the site. These access easements conflict with the proposed redevelopment plans which show buildings covering the easements. Demonstrate how it is proposed to amend these easements to facilitate future pedestrian circulation through the site with the revised development plan.

2. The planning report states that the proposed redevelopment is to be undertaken in one stage. However, the report also states that the slipway will be relocated in accordance with the requirements of the Novation Deed (Slipway Preservation Deed). Advise of your intentions with respect to fulfilling the requirements of the Novation Deed (Slipway Preservation Deed) so that the proposed redevelopment of the land is capable of being undertaken in one stage. Alternatively, consider a staging plan to ensure that the slipway remains operational until an alternative facility is available.
3. The planning scheme (in particular Figure 1: Development Control Guideline in the Port Douglas Waterfront North Planning Code) establishes a series of view corridors. Provide a definitive statement that supports the alternative arrangement of view corridors as proposed in the development application. In particular, the 'Duck Pond' view from Wharf Street appears to be blocked by the proposed Pavilion Structure. A Pavilion is defined as a light, open structure for the purposes of shelter, pleasure etc., as in a park. (Macquarie Dictionary).
4. The Port Douglas Waterfront Masterplan, while not a statutory document, encourages the redevelopment to consider linkages internal and external to the land. It is considered that:
 - (i) pedestrian circulation to and from the site in the vicinity of the Bally Hooley turntable is not well-resolved, particularly in terms of providing access to Port Douglas via Grant Street;
 - (ii) pedestrian connections from the Duck Pond, across and northward, along Wharf Street could be improved significantly to enhance linkages back towards Macrossan Street.

It is noted that you are seeking relaxations in building height (from 3 to 4 / 5 storeys). In light of this height relaxation request, Council seeks your consideration of means to improve pedestrian connections external to the site to improve connections/linkages to the balance part of Port Douglas in the form of streetscape improvement plans.

Council would be pleased to discuss this aspect of the information request with you further for clarification.

5. Port Douglas is an internationally renowned tourist destination with a very distinctive tropical character. The planning scheme requires that all development complement the tropical image of the town by incorporating attractive design and architectural features. Please comment on how the proposed contemporary tropical design complements the distinctive tropical character of the town.
6. Provide a traffic safety review prepared by an appropriately qualified professional of the operation of the revised intersection for the southern access into the underground car park and Wharf / Grant Street. The current access is entry-only. The traffic study is to assess the ability to provide a safe intersection having regard to the Grant Street intersection and the ability to provide for safe pedestrian movements in accordance with Item 4 above.
7. Advise how tourism operators in the existing premises are:
 - (i) able to operate on an interim basis during the construction phase of the proposed redevelopment;
 - (ii) able to operate post-construction of the proposed development given the size and scale of the current reef operations conducted from the land.

Provide an evidence-based demonstration that full servicing of all marina-based trades and clients can continue to function with out undue disruption including, amongst other things management of:

- o Servicing of the moorings and reef cruise ships;
- o Ticketing and movement co-ordination of waiting and disembarking cruise ship customers;
- o Waste collection;
- o Access to communal marina facilities amenities such as showers;
- o Fuelling facilities;
- o Access for emergency vehicles to the Marina berthing area.

In terms of the marina uses and activities on Lot 4 on SP288958 extending on to Lot 1 on SP288958, please advise whether the application should be amended to include the marina use.

8. The traffic report advises that 4 bus spaces will be provided on-street in Wharf Street for the temporary drop-off and collection of visitors. The report also states that once bus 'drop-offs' are completed, the buses will drive somewhere else. Clarify what is intended with buses that are currently accommodated within the development that are now proposed to be parked elsewhere. Further, the bus 'drop-off' bays remove approximately 15 car parking spaces in a high demand (critical) car parking location. Please provide an evidence-based report on parking needs of coaching that service the marina and associated reef cruises.
9. Advise how the development will cater for shuttle-buses.
10. Advise of the difference between in floor space between the existing commercial/restaurant/retail floor space and proposed commercial /restaurant/retail floor space.
11. Resolve conflicts between the landscape plans and the architectural plans, in particular having regard to shelter structures in the north eastern corner of the site.
12. It is noted that 'green' roofing will be used extensively through the hotel component of the development. It has been Council past experience from previous design failures that flat 'green' roofing is not a practical solution given our climate's high intensity rainfall in terms of weed-free maintenance and drainage. Please comment.
13. From a landscape planting perspective, comment on the likely success of the proposed landscaping particularly in terms of planting on top of the car parking basement areas and the soil conditions likely to be found elsewhere on the site (i.e. planting in compacted, marine fill, possibly subject to acid sulphate materials).
14. Given that the development will involve extensive demolition and excavation, please provide a waste recovery and management plan for Council's consideration. This plan may be in conceptual form for the purposes of this development application. It will be an expectation that a detailed plan will need to be supplied as a condition of any future development permit.
15. Advise of pedestrian safety measures along the fixed public boardwalk particularly given that Dickson Inlet is crocodile habitat.

16. Clarify the maintenance responsibilities for the fixed public boardwalk. Clearly show lot title boundaries having regard to the location of the fixed public board walk.
17. The perspectives show a shelter structure adjacent to the Marina Bar that don't appear on the site plan. Advise what is intended here and provide details of this structure. As a general comment, it is considered that outdoor spaces would benefit from more shelter structures across the site to protect from both heavy rain and the sun.
18. It is not clear whether the marina bar is universally accessible. Confirm that the development complies with such standards for universal access.
19. Confirm that the roof terraces will have no additional shelter structures that will impact on the elevations of the building.
20. The Engineering report refers to a SQID. Please advise the location of the SQID and how this may impact on the proposed landscaping of the site.
21. Air conditioning units often detract significantly from the external appearance of buildings in Far North Queensland. Provide details of the location and appearance of any external air conditioning units (if proposed).
22. Clarify intentions with respect to any future advertising signage.

The due date for providing the requested information is Monday 23 April 2018. Can you 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.

Please quote Council's application number: MCUC 2436/2017 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Simon Clarke on telephone 07 4099 9444.

Yours faithfully

PAUL HOYE
Manager Sustainable Communities

Encl. Information Response form

INFORMATION RESPONSE

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

Council reference: MCUC 2436/2017

Property Address: Wharf Street, Port Douglas: land described as Lot 1 – 4 on SP288958

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: _____