

30 March 2021

Enquiries: Jenny Elphinstone
Our Ref: MCUC 2021_4008/1 (Doc ID 1000066)
Your Ref: 21-05/001073

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

"Verge" Port Douglas Pty Ltd (Tte)
C/- Planning Plus
PO Box 399
REDLYNCH QLD 4870

Email: evan@planningplusqld.com.au

Dear Sir/Madam

INFORMATION REQUEST
(Given under Section 12 of the Development Assessment Rules)

Council refers to the development application for which a confirmation notice was issued on 30 March 2021.

Applicant Details

Name: "Verge" Port Douglas Pty Ltd (Tte)
Postal Address: C/- Planning Plus
PO Box 399
Redlynch Qld 4870
Email: evan@planningplusqld.com.au

Property Details

Street Address: 8 Davidson Street Port Douglas
Real Property Description: Lot 704 on PTD2092
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUC 2021_4008/1
Approval Sought: Development Permit
Nature of Development Proposed: MCU - Material Change of Use
Description of the Development Proposed: Material Change of Use (Multiple Dwellings & Short Term Accommodation)

Additional Information Requested

The following additional information is requested in order to complete an assessment of the application:

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.
2. Please clarify the materials and finish of the first floor screens and whether these screens are moveable or fixed.
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.
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).
5. Please provide a detailed landscape plan for the development including nomination of species and planting arrangement.
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.
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.
8. Please provide an architectural statement addressing the Planning Scheme Policy for tropical vernacular design explaining how the development meets the Policy.

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.

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.

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).

Due Date

The due date for providing the requested information is 30 June 2021 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 Council will continue with the assessment of the application.

Other

Please quote Council's application number: MCUC 2021_4008/1 in all subsequent correspondence relating to this development application.

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



For

Yours faithfully

Paul Hoyer
Manager Environment & Planning