

6 February 2024

Enquiries: Jenny Elphinstone
Our Ref: MCUC 2024_5568/1 (Doc ID 1208441)
Your Ref: 72322

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

KTJ 3 Pty Ltd (Tte) & BTLT Port Douglas Pty Ltd
C/- Planz Town Planning
PO Box 181
EDGE HILL QLD 4870

Email: info@planztp.com

Attention Ms Nikki Huddy

Dear Madam

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

Council refers to your development application that was received on 23 January 2024.

Applicant Details

Name: KTJ 3 Pty Ltd (Tte) & BTLT Port Douglas Pty Ltd
Postal Address: C/- Planz Town Planning
PO Box 181
EDGE HILL QLD 4870
Email: info@planztp.com

Property Details

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

Application Details

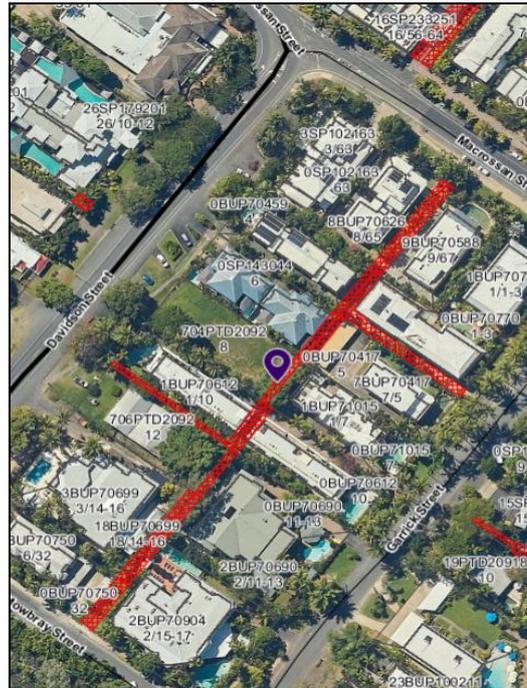
Application Number: MCUC2024_5568/1
Approval Sought: Development Permit
Nature of Development Proposed: MCU - Material Change of Use for Multiple Dwellings and Short-term Accommodation.
Description of the Development Proposed: Material Change of Use for Multiple Dwellings and Short-term Accommodation.

Additional Information Requested

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

Construction over Sewer and Stormwater – Easement Area

1. The land is constrained by an easement running parallel to the rear boundary. The proposal nominates the construction of building work over the easement. While this sometimes occurs in the Centre Planning area, it is an unusual proposal in the Tourist Accommodation Zone. This would be the first full construction over this easement – refer to the aerial image below.



Existing sewer and stormwater infrastructure are situated in this rear area including a deep sewer manhole. Council requires the ability to maintain and service this infrastructure 24/7. This includes access to the sewer manhole and ability to work machinery freely in the easement area. Any gated access will need to be available to be opened for infrastructure servicing. All pool work needs to be designed having regard to the underground service infrastructure.

Concern is also raised with the intent to significantly deep landscape this easement area.

Please provide Engineering advice that the infrastructure will not be compromised by the development and the infrastructure will be able to be maintained with the proposed development. The advice should suitably address Council's concerns.

Disability Access

2. Use for short-term accommodation requires disability access be provided from the road and from the onsite parking to the front door of the dwelling units. Please provide a statement and demonstrate how this has been achieved.

Civil Design

3. Please provide a local drainage study of the site to determine the drainage impacts on upstream and downstream properties and the mitigation measures required to minimise such impacts. In particular, the study must address the following:
 - a. The contributing catchment boundaries;
 - b. The extent of the 100 year ARI flood event in relation to the site both pre and post development;
 - c. Primary and secondary flow paths for the 5, 20, 50 and 100 year ARI flood events;
 - d. Identify any requirement for further or additional drainage easements;
 - e. Identify the need and tenure for flood detention areas to ensure a no worsening impact on downstream properties for the entire development;
 - f. post development must not detrimentally impact on Council's sewerage infrastructure and must include suitable immunity for significant events; and
 - g. Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development;

The post-development discharge of stormwater from the subject site must have no worsening effect on the drainage of upstream or downstream properties.

4. Concern is raised with the use of grass and paving to the visitor's car parking spaces. Please clarify the design of these spaces comply with Australian standards and to have suitable drainage.
5. Please provide swept path turn details for proposed on-street parking spaces. Concern is raised with the rear turning interfering with the bicycle lane.

Landscape Plan

5. Provide a landscape plan. Concern is raised with the extent of deep planting areas and the ability to create suitable tropical landscaping. The Davidson Street elevation appears to incorporate on-street landscaping. Any such landscaping is to be limited to a depth of 600mm.

Architectural Matters

6. Please provide details to clarify the following issues:
 - a. Clarify the width of eave overhangs, in particular for the western side boundary (to the driveway). Concern is held with western sun on this elevation.
 - b. Clarify the windows for bedroom 2 of units 1 and 3 to ensure privacy is achieved for each while achieving suitable light and ventilation.
 - c. Clarify the screens for the rear external staircases do not result in a loss of privacy to residents of neighbouring properties;
 - d. Clarify detail of the separating wall to the entertaining / outdoor kitchen / bbq area for Unit 1 to ensure suitable privacy, light, ventilation and amenity is afforded to the neighbouring property.
 - e. Clarify how the front gate is incorporated into the adjacent fence or swings into the site.
 - f. Consideration is recommended to be given to the separate rubbish bin housing area due to the odours that can be generated and the impact to the adjacent street. An alternative arrangement of provision for two bins at each unit could be supported by Council.

Due Date

The due date for providing the requested information is 6 May 2024 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 2024_5568/1 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.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning