

22 November 2018

Enquiries: Jenny Elphinstone  
Our Ref: MCUC 2915/2018 (Doc ID 881197)  
Your Ref: P71866

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Deal Corporation C/-Wolveridge Architects  
C/- Planz Town Planning  
PO Box 181  
**EDGE HILL QLD 4870**

Attention Ms Nikki Huddy

Dear Madam

**DEVELOPMENT APPLICATION MCUC 2915/2018**  
**20 WARNER STREET PORT DOUGLAS**

The following comments on the proposed development are provided on a without prejudice basis as an initiative to raise the applicant's awareness of identified issues and provide a context to the information request.

**Ground Floor Levels**

Concern is raised with the proposed finished ground floor levels, in respect to storm tide inundation with mandatory consideration of a future 0.8m sea level rise and flood events, as this area provides access for the building's occupants and the building's services (e.g. electrical switchboard). Council has undertaken consultation with JPB Engineers who have particular expertise in this area and is one of a number of consulting firms that may be able to assist.

**On site Vehicle Parking and Traffic Movements**

The majority of vehicle parking is for the short-term accommodation. The use of the ground floor as a café/bar is considered to generate a demand of one car space, bringing the total demand as per the Acceptable outcome benchmark to nineteen (19) car parking spaces. The proposed development nominates a total of twelve (12) on-site car parking spaces.

Concern is raised with the number of car spaces provided. The location of the development within Precinct 1 of the Port Douglas / Craiglie Local Plan gives a discount on car parking demand, compared to areas outside Precinct 1. It is understood this consideration is available due to the existing and intended mix of uses in the Precinct, the scale and density of development and the overall focus of the precinct to tourism, retail, dining and entertainment activities. The statement, *"Given the tourist nature of the use, 12 spaces is considered sufficient to cater for the demand generated by the development,"* is considered inadequate and unsubstantiated to support an approval having regard to the Code benchmarks.

Concern is also raised with the application of a B85 vehicle, rather than a B99 vehicle. Given the minimal number of car parking spaces to be provided on-site the use of a smaller vehicle is considered to compound the congestion and limit the use of the parking area. Disability parking be provided in a B99 vehicle.

## **Protection for Adjacent Footpath**

Concern is raised with the proposed awning and the lack of sufficient cover over the adjacent footpath of a minimum 3m width. The intent of the cover, as considered under the Port Douglas / Craiglie Local Plan is to provide improved pedestrian connectivity. The covered awning enables safe, weather protection particularly for the wet season heavy rainfall events for two-way disability access.

## **Communal Areas and Reception/Cafe and Bar Access**

Concern is raised with the proposed separate “communal areas” that are internal to the building. The pictures included in the application to explain the design philosophy of a micro-hotel portray more expansive landscaped areas, larger internal communal areas and overall more generous features than what will be provided in the proposed development.

The proposed micro-hotel will have minimally sized private rooms. The internal communal areas is not a design feature that is considered typical of the desired premium destination of tropical tourism that is Port Douglas. The identified internal communal areas also function through corridors for access to individual private rooms and this access use diminishes the recreational use of the communal areas.

Disability access should be provided 24/7 from the car parking area to the lobby entrance / lift entrance.

The “generous balcony” area provided to each unit meets the Douglas Shire Council’s acceptable outcome benchmark. Given the micro nature and size of the individual rooms it would be expected that the area and amenity of the communal open space would be compensatory and provide a balance. However this is not reflected in the submitted design. The Planning Scheme benchmarks seek suitable design to the character and the tropical environment of the area and do not necessarily seek a purpose to achieve a set financial return for a development.

## **Number of storeys and street elevation**

Concern is held with the proposed streetscape, namely the form, bulk, mass and scale of the development in the local context. It is noted that the three storey component fails to meet the Port Douglas / Craiglie Local Plan benchmarks for this attribute (Acceptable Outcome, Performance Outcome and Purpose). The statement provided that the development complies with the code is incorrect. The Planning Scheme height is inclusive of the roof height.

## **Other**

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Please quote Council’s application number: MCUC 2915/2018 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9482.

Yours faithfully

**MICHAEL KRIDEMANN**  
**A/ General Manager Operations**

Encl. Information Request & Information Response Form

**DOUGLAS SHIRE COUNCIL  
INFORMATION REQUEST**

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

Council refers to the application lodged with the Douglas Shire Council and the Confirmation Notice issued on the 22 November 2018.

***Applicant's details***

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Name: Deal Corporation C/ Wolveridge Architects  
Postal Address: C/ Planz Town Planning  
PO BOX 181  
Edge Hill Qld 4870

***Location details***

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Street Address: 20 Warner Street, Port Douglas  
Real Property Description: Lot 1 on RP718896 and easements B and C on SP204455  
Local Government Area: Douglas Shire Council (Assessment Manager)

***Application details***

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Application Number: MCUC 2915/2018 (43.2018.2915)  
Approval Sought: Development Permit  
Nature of Development Proposed: Short-term Accommodation (Motel)  
Description of the development proposed: Material Change of Use for Short-term Accommodation (Motel).

***Information request***

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

**1. Storm Tide Inundation**

- a. Please provide qualified writer advice regarding the proposed ground floor, finished floor level of 3.2m AHD is suitable to meet the 1% storm tide inundation with a suitable freeboard and the car parking facilities have a suitable 5% storm tide inundation plus a suitable freeboard. These levels must have regard to sea level rise of 0.8m AHD for the year 2100. The advice should include a statement from an appropriately qualified professional commenting on how the levels have been identified and what circumstances are present. It is recommended that a convolution of storm tide and flood inundations should be considered.

- c. Please clarify the finished floor levels of the car parking area and the electrical and communications board area.
- d. Where the proposed finished floor levels are less than the 1% and 5%, plus suitable freeboards, as nominated above, then provide detail of how storm tide inundation are prevented from entering the site.
- e. Where the proposed finished floor levels are less than the 1% and 5%, plus suitable freeboards, as nominated above, then provide detail of how risk is mitigated and the land owner's responsibility for any such risk.

## **2. Other Engineering Infrastructure**

- a. Please provide an engineering statement and complimentary documentation explaining the capacity of existing stormwater, sewer and water infrastructure capacity to meet the expected post development demand. Given the low lying nature of the environment, stormwater discharge should consider the impact of tail waters in high tide events. Secondly, the statement should needs to identify any required external upgrades to the external infrastructure.
- b. Please clarify that the garden wells, established on the first floor level, have sufficient capacity to receive heavy rainfall and have suitable drainage to mitigate risks in these events.

## **3. On site Vehicle Parking and Traffic Movements**

- a. Please advise of the ability to redesign of the development to achieve a parking design for a B99 vehicle.
- b. Please nominate the frequency and type of service vehicles attending the property for all servicing including rubbish collection and laundry services etc. The anticipated loading and unloading areas are to be identified on the site. Access onto and egress from the site from suitably sized service vehicles is to be demonstrated and swept path turn diagrams are to include the whole of the adjacent road width for traffic moving to and from the property in both directions. Consideration should be given to the on-street parking areas having B99 vehicle is parked thereon.
- c. Please provided a report and statement by a suitably qualified Engineer substantiating the compliance of the onsite car parking design with AS 2890 and that the number of car parking spaces is sufficient for the proposed. The report should have regard to the Planning Scheme Code 9.4.1 Access, Parking and servicing Code with particular attention paid to the purpose requiring the parking to be provided onsite. The statement is to identify all occasions where the code benchmarks are not achieved and provide grounds on which consideration of approval should occur as per the *Planning Act 2016*.

## **4. Protection for Adjacent Footpath**

- a. Please advise of the alternative use of a clear awning cover over the "void" as currently proposed. Alternatively, please advise on the ability to contain the void to the land area.

## **5. Communal Areas and Reception/Cafe and Bar Access**

- a. Please clarify the after hours access and egress, in particular the auto sliding door between the lift area and the car park.

- b. Please provide a statement from the Architect clarifying that the development, including the ground floor bar and café area, achieve all required access requirements under the Premises Standards and the Building Code for disability access without the necessity for any dispensations. The dimensions and accessibility of communal areas should exclude through pedestrian corridor traffic areas.
- c. Please provide examples of similar establishments, in similar locations/environments where internal communal open space has been successfully provided.

## **6. Number of storeys and street elevation**

- a. Please provide further detail to substantiate the proposed development in respect to the Port Douglas/Craigie Local Plan Code.
- b. Please provide advice to the ability to reduce the form, bulk, mass and scale of the development, particularly the upper level at the streetscape.

## **7. Sections**

- a. Please provide sections and drainage details for the landscaped voids and areas of vertical landscaping that commence at the first floor level detailing the depth of deep planting to the soil boxes and the indicative drainage scheme. Indicate all areas of the ground floor where headspace is reduce by the impact of the planter areas above.
- b. Please provide sections of the unit entry area, in particular the corridor elevation of the units.
- c. Please provide detail of how the unit's security door will enable through breezes and maintain privacy.

## **8. Landscape Plan**

- a. Please clarify what the proposed plants are in the street island planting areas detailed as "CAR.P" on the Hortulus Plan, Page 1 of 1.

## **9. Café / Bar Seating**

- a. Please clarify that a maximum of twelve (12) seats are provided to this area. Please clarify whether there is any intention at this stage to provide outdoor dining (on the street footpath). Please provide an internal fitout design of the café/bar facility.

## **10. Electricity Padmount**

- a. Please advise whether Ergon energy requires a padmount facility to be provided for the development and if so, where this will be provided on the land.

## ***Applicant's response***

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The due date for providing the requested information is the 22 February 2019.

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.

## INFORMATION RESPONSE

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

**Council reference:** MCUC 2915/2018

**Property Address:** 20 Warner Street, Port Douglas, land described as Lot 1 on RP718896 and Easements B and C on SP204455

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: \_\_\_\_\_

Date: \_\_\_\_\_