

DA Form 1 – Development application details

Approved form (version 1.2 effective 7 February 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Chiodo Corporation Operations Pty Ltd
Contact name (only applicable for companies)	C/- GHD
Postal address (P.O. Box or street address)	PO Box 930
Suburb	TOWNSVILLE
State	QLD
Postcode	4810
Country	Australia
Contact number	07 4720 0434
Email address (non-mandatory)	Erin.Campbell@ghd.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
☒ Yes – the written consent of the owner(s) is attached to this development application	
☐ No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		71-85	Port Douglas Road	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	1	SP150468	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Port Douglas Road	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	132	SP160477	Douglas Shire Council
c)	Unit No.	Street No.	Street Name and Type	Suburb
			Port Douglas Road	Port Douglas Council
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	C	RP808184	Douglas Shire Council

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☒ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☐ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer
Name of water body, watercourse or aquifer:
☐ On strategic port land under the <i>Transport Infrastructure Act 1994</i>
Lot on plan description of strategic port land:
Name of port authority for the lot:
☐ In a tidal area
Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):	
☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? (tick only one box)

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? (tick only one box)

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Resort style development including ancillary uses

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? (tick only one box)

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? (tick only one box)

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Resort	Food & drink outlet		1,844 m ²
	Function facility		1,866m ²
	Short-term accommodation	253 rooms	

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☐ Yes
- ☒ No

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

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9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

☐ Subdivision (complete 10))	☐ Dividing land into parts by agreement (complete 11))
☐ Boundary realignment (complete 12))	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
- ☐ No

How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
☐ Road work ☐ Drainage work ☐ Landscaping ☐ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage ☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
☐ Yes – specify number of new lots:	
☐ No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Douglas Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
☐ Yes – a copy of the decision notice is attached to this development application ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☒ Infrastructure-related referrals – state transport infrastructure
- ☒ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

☐ Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
☐ Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
• The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual
☐ Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
☐ Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:
☐ Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
☐ Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
☐ Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority:
☐ Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
☐ Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
☐ Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
☐ Yes – referral response(s) received and listed below are attached to this development application		
☒ No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
☒ I agree to receive an information request if determined necessary for this development application
☐ I do not agree to accept an information request for this development application
Note: By not agreeing to accept an information request I, the applicant, acknowledge: • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☒ Yes – provide details below or include details in a schedule to this development application
☐ No

List of approval/development application references	Reference number	Date	Assessment manager
☒ Approval ☐ Development application	MCUC 5148/2013	22 August 2017	Douglas Shire Council
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☒ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☐ No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	☒ Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	☐ Yes ☒ Not applicable

25) Applicant declaration	
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.	

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

30 November 2020

Douglas Shire Council
64-65 Front Street
Mossman QLD 4873

Dear Daniel Lamond

RE: FAIRMONT PORT DOUGLAS : 71-85 Port Douglas Road, Port Douglas (LOT : 1SP : 150468)

Action Notice (Ref : MCUC 2020_3711/1)

Further to the Action Notice dated the 13 October 2020 in relation to the Development Application lodged for the above project on the 7 September 2020, please find following responses to your requested action items.

Item 1 : Adjoining Lot 132 (SP160477) Owners Consent

Please find attached within APPENDIX I the signed owners consent from the Five Seasons VI (C) Pty Ltd (part of the Fullshare Group) accepting the discharge of Stormwater from our site.

Also attached are the relevant drawings and information relating to the proposed OSD on site that corresponds with the relevant site discharge rates. As Council will see our only increase in discharge is in the 1 in 100 year rainfall occurrence of 0.03m³/sec and this increase has been accepted by Five Seasons VI (C) Pty Ltd as per the signed consent. Please refer to APPENDIX II.

Item 2 : Change in the Land Use from Short Term Accommodation / Function / Food and Drink to Resort Complex

Following feedback in the Action Notice, we have reviewed the land use definitions within the 2018 Douglas Shire Planning Scheme (Version 1.0) and do not believe that the land uses proposed for the Fairmont Hotel sit solely within the definition of Resort Complex as the proposed Fairmont Hotel does not have the provision for Staff Accommodation, Transport Facilities and it is not a Resort Island.

We believe as per the existing application that the three uses of the site being (i) Short Term Accommodation; (ii) Function Spaces; and (iii) Food and Drink, all far better define the hotels purpose and captures all uses with a clear and concise definition for the application of the space uses and definitions under the 2018 Douglas Shire Planning Scheme.

We urge that Council reconsider the requirement for the change in the type of the land use in our application as we feel that our current submission and application under the three specific uses for the site is a far better representation of the application type and proposed use of the site. We furthermore clarify as per the example in the Planning Scheme that the proposed Fairmont Hotel is not a Resort Island and the proposed Fairmont Hotel is a landed property with no beach facing boundaries and well away from any coastal protection zones.

While Council consider our justification for not changing the application for the land use, it would be greatly appreciated if Council could release any other RFI information on the application as the clarification of the type of the application is not material in relation to any technical feedback that we seek on our application. Our Planners, Architects and Engineers are available immediately to clarify any parts of our application and we look forward to an advance copy of any information and questions Council have in relation to the Fairmont Hotel application.

We look forward to your consideration of the above and prompt feedback.

Yours Faithfully

Pure Projects Pty Ltd



David Williams

Director

APPENDIX I

Adjacent Land Owners Consent

24 November 2020

Attention : Alex Liu

Five Seasons VI(C) Pty Ltd / Fullshare Group (Australia) Pty Ltd

Dear Alex

RE: FAIRMONT PORT DOUGLAS – ADJACENT LOT OWNERS CONSCENT

Further to our discussion we write to you on behalf of our Client – Chiodo Corporation who are proposing to develop a property on an adjoining site (Lot 1 SP:150468 at 71-85 Port Douglas Road, Port Douglas) and as required and part of our Development Application we require consent to discharge stormwater to your site (Lot 132 SP:160477).

Our engineers Northrop Consulting Engineers have undertaken their analysis and we will be incorporating on-site water detention within our development to minimise the impact of the proposed development on the overland stormwater flows. In summary the stormwater discharges for the 1 in 10-year and 100-year storm events are as follows:

- 10% Annual Exceedance Probability (AEP) – this is the old 1 in 10-year rain event that there is no change in the site discharge from the existing conditions.
- 1% Annual Exceedance Probability (AEP) – this is the old 1 in 100-year rain event that there is a proposed 0.03 m³/s increase in the discharge rate of stormwater at the boundary from the existing conditions.

Details of the discharges are as follows:

Event	Pre-Development Peak Site Discharge (m ³ /s)	Post-Development Peak Site Discharge (m ³ /s)	% Increase
10% AEP	0.86	0.86	Nil
1% AEP	1.35	1.38	2%

For the control and monitoring of water quality from the site during and post construction, the following water quality testing and reporting is proposed:

- During construction a fortnightly water quality test will be undertaken by the appointed Contractor with results of the tests provided to Fullshare Group;
- Post construction water quality will be monitored on a monthly basis for 3 months with the results provided to Fullshare Group.

As you can see the impact of our proposed development on your site is minimal and we look forward to your consent and provide a section within this letter for your owner's consent to discharge Stormwater to the site Lot 132 SP:160477.

We look forward to your consent. Should you have any questions, please do not hesitate to contact the undersigned on 0457 052 278.

Yours Faithfully

Pure Projects Pty Ltd



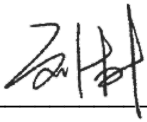
David Williams

Director

OWNERS CONSENT

We Five Seasons VI(C) Pty Ltd (ABN 611 576 320) owners of Lot 132 SP:160477 confirm our acceptance of the proposed stormwater discharge and rates from Lot 1 SP:150468 as per the letter dated 24 November 2020 from Pure Projects.

On behalf of Five Seasons VI(C) Pty Ltd (ABN 611 576 320)



Signature

Name : Liu Liu

Date : 27/11/2020

APPENDIX II

Stormwater Analysis

06.11.2020

Ref: SY200372-CL02-1

Chiodo Corporation Operations Pty Ltd
C/- Pure Projects
4 Glen Street
Milsons Point NSW 2061

Dear David,

Re: Fairmont Hotels and Resort Port Douglas – On-Site Detention Options Analysis

We understand that to gain owner's consent for stormwater discharge into the adjoining Lot 1 SP160477 (Mirage Country Club) it is required to demonstrate that the post-development discharge from the site does not exceed pre-developed conditions.

Northrop have previously provided advice that without on-site detention (OSD) the post-development flows significantly exceed the pre-development discharge (ref: SY200372-CL01-1). To attenuate peak discharges, we have considered three OSD options:

- Option 1 – OSD outside of the building footprint comprising of below- and above-ground storage.
- Option 2 – OSD below Lower Ground level outside of the current basement footprint.
- Option 3 – A combination of Options 1 and 2

In the absence of specific direction from Douglas Shire Council the OSD options have been assessed for the 10% AEP minor event (recommended design AEP for commercial development in QUDM) and 1% AEP major event. For this analysis it was assumed that the roof catchment would be split evenly between each OSD.

Option 1

Option 1 provides on-site detention clear of the building footprint in the north-western and south-eastern corners of the site. This is advantageous in that it allows for a higher top water level (above ground) than storage confined below the building. The rationale behind the below- and above-ground storage concept is to confine frequent runoff events to the below-ground storage with water surcharging into the above-ground storage in less frequent events. Our analysis indicates that combined below- and above-ground OSD in the north-western and south-eastern corners of the site would not be sufficient to attenuate discharge to pre-development rates. The reductions achieved are summarised in the table below.

Pre- and Post-Development Site Discharge – Option 1

Event	Pre-Development Peak Site Discharge (m ³ /s)	Post-Development Peak Site Discharge (m ³ /s)	% Increase
10% AEP	0.86	0.98	15%
1% AEP	1.35	1.40	4%

Option 2 – Internal OSD

Option 2 is heavily constrained by the proposed Lower Ground FFL, the topography of the adjacent lagoon and the 1% Annual Exceedance Probability (AEP) flood level in the golf course flood plain. Given these constraints the usable depth of on-site detention below Lower Ground level is limited to around 750 mm (900 mm absolute maximum). A basement OSD in the south-eastern corner was found to be unfeasible due to high tailwater levels, and OSD in the north-western corner alone is insufficient to significantly attenuate the site discharge. As such no results are reported for this option.

Option 3 – Combined Option

The best results were obtained from a combination of Options 1 and 2, providing combined above- and below-ground storage in the south-eastern corner of the site combined with basement storage in the north-western corner. Under this option the 10% AEP discharge was attenuated to match the pre-developed discharge rate and the 1% AEP discharge increased by only 2% as summarised in the table below.

Pre- and Post-Development Site Discharge – Option 3

Event	Pre-Development Peak Site Discharge (m ³ /s)	Post-Development Peak Site Discharge (m ³ /s)	% Increase
10% AEP	0.86	0.86	Nil
1% AEP	1.35	1.38	2%

Conclusion

To attenuate peak site discharge to at-or-near pre-development levels three OSD configurations were analysed for the 10% and 1% AEP events. A system consisting of combined below- and above-ground storage (Option 1) produced reasonable results for the 1% AEP event however a significant increase was calculated for the 10% AEP event. It was determined that a system consisting entirely of storage below Lower Ground level outside of the basement footprint (Option 2) was not feasible in the south-eastern corner of the site. The best results were obtained by combining the other two options and providing combined below- and above-ground storage in the south-eastern corner paired with storage below Lower Ground level in the north-western corner. This option achieved attenuation of the 10% AEP peak discharge to pre-development levels with a small 2% increase to the 1% AEP discharge.

It is anticipated that through further design development and coordination the design of the preferred option will be further optimised.

We trust the information provided above is sufficient to demonstrate the ability to attenuate post-development discharge from the site through the provision of onsite detention. If you have any queries, please feel free to contact the undersigned to discuss.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Arivett", written over a light blue rectangular background.

Andrew Rivett
Civil Engineer (BE Civil, Hons1)
Northrop Consulting Engineers Pty Ltd

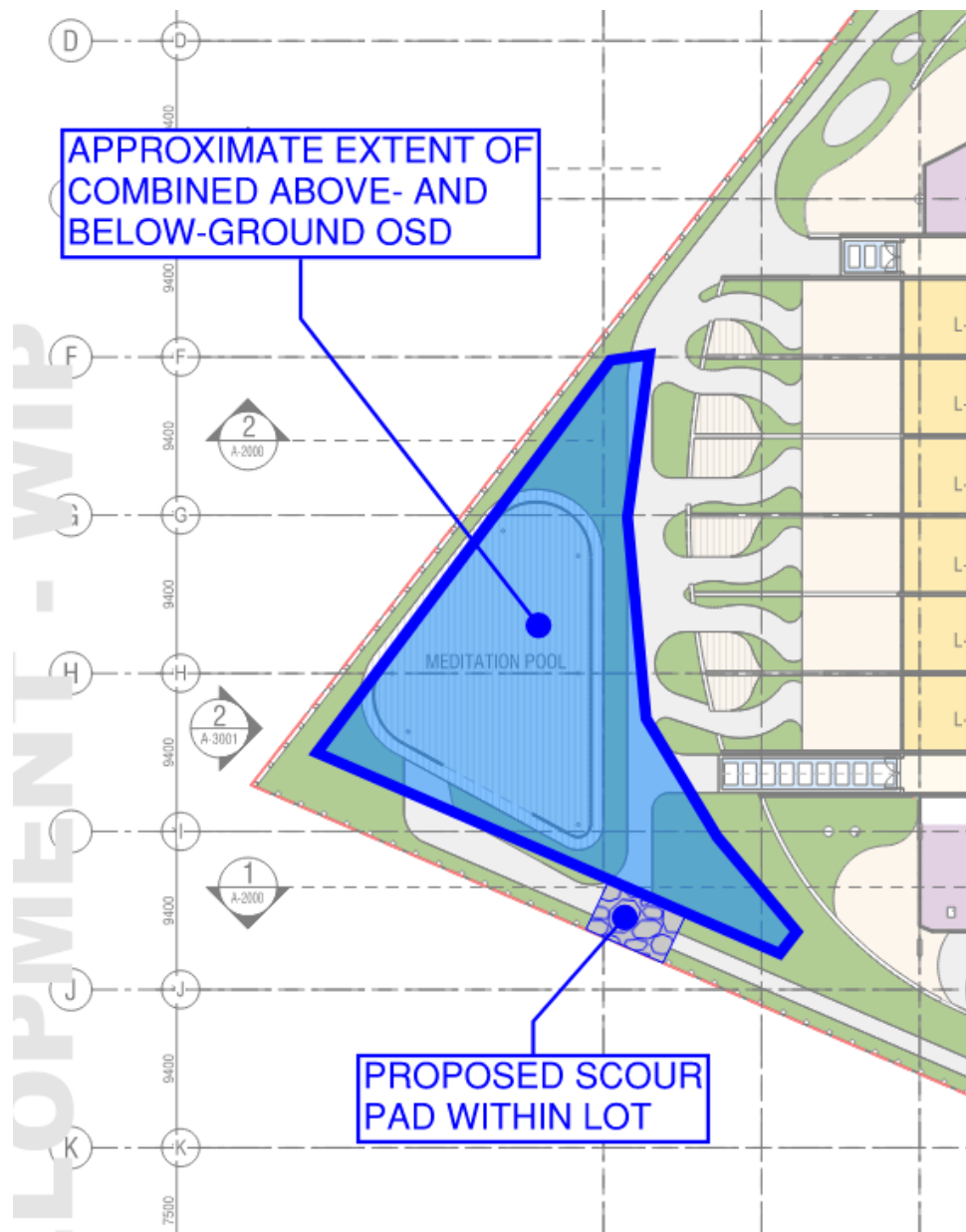
Attachments

Option 1 OSD – North-Western Corner

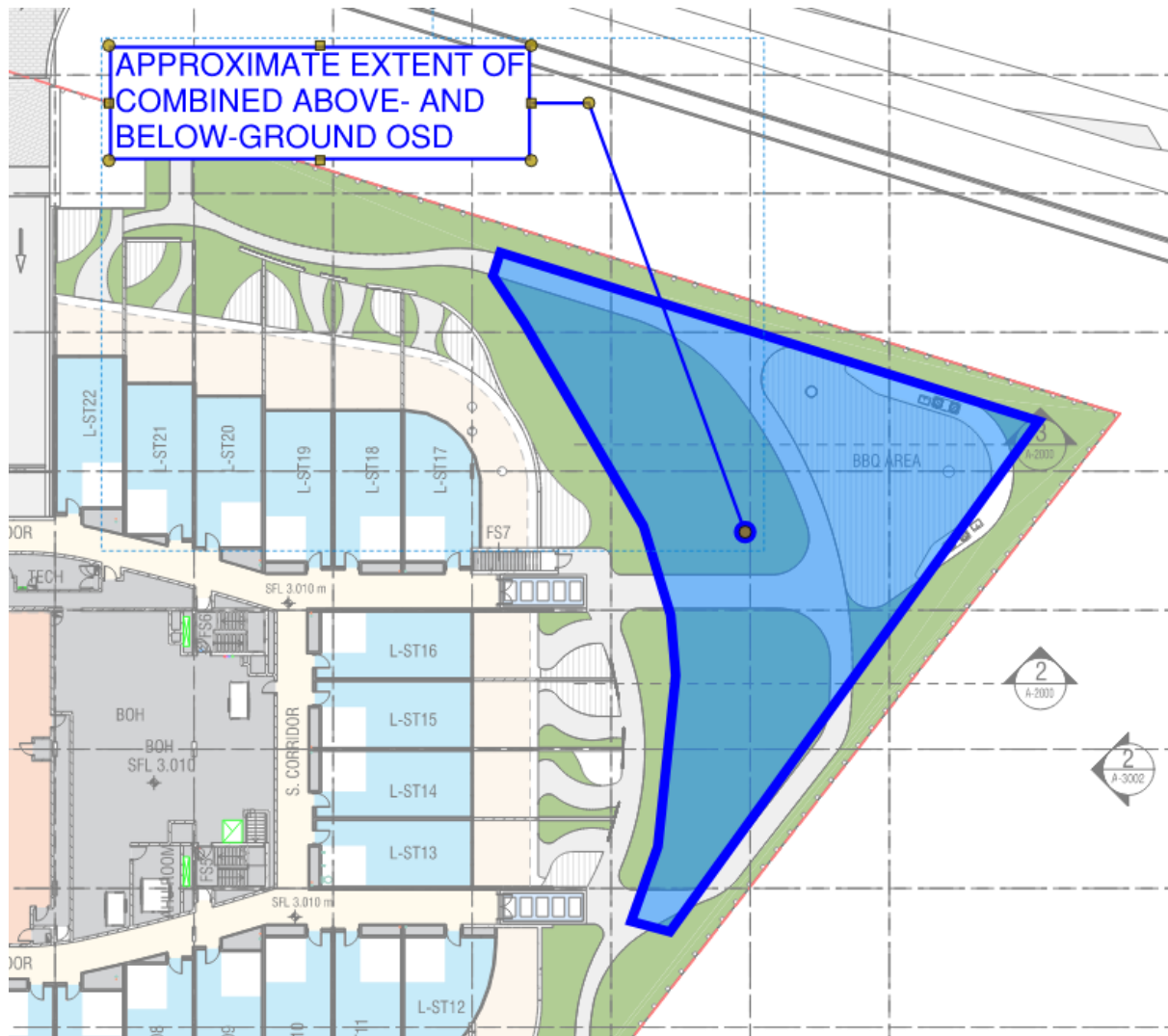
Option 1 & 3 OSD – South-Eastern Corner

Option 3 OSD North-Western Corner

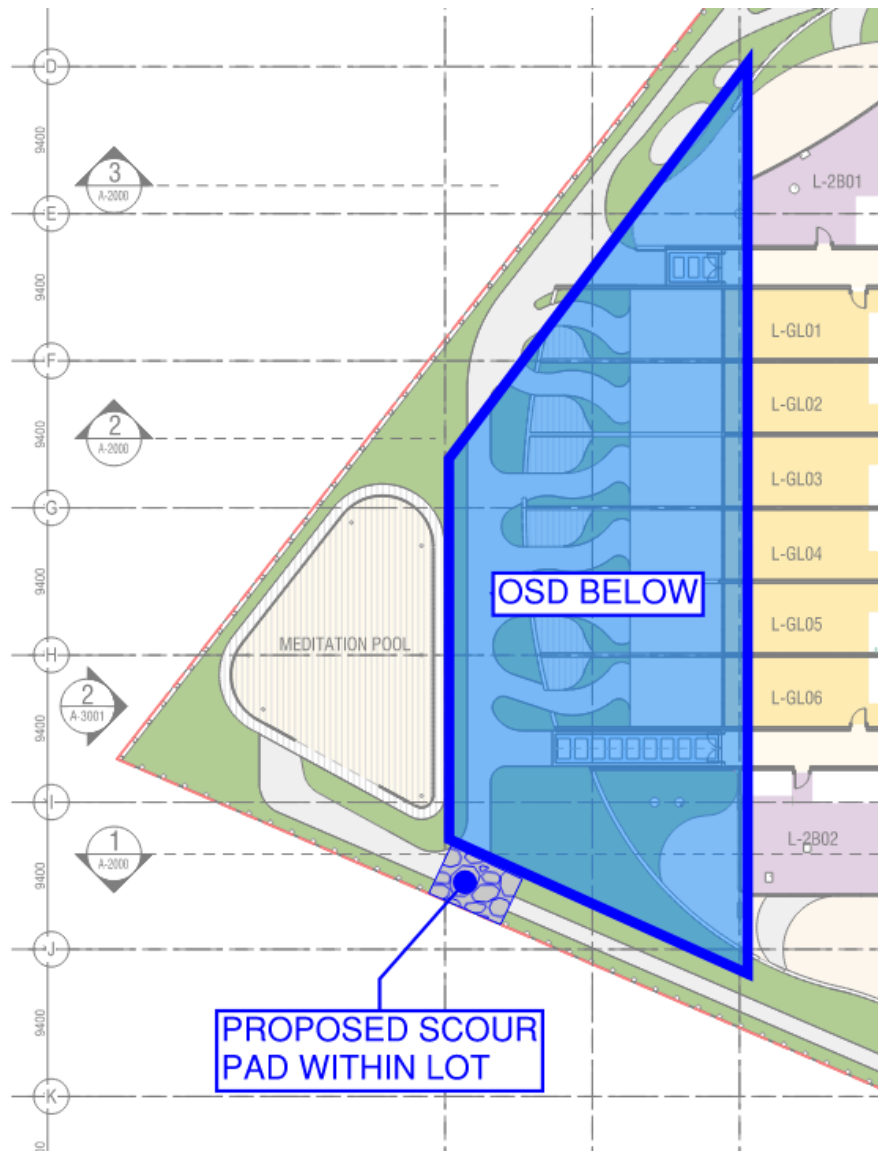
Option 1 OSD – North-Western Corner

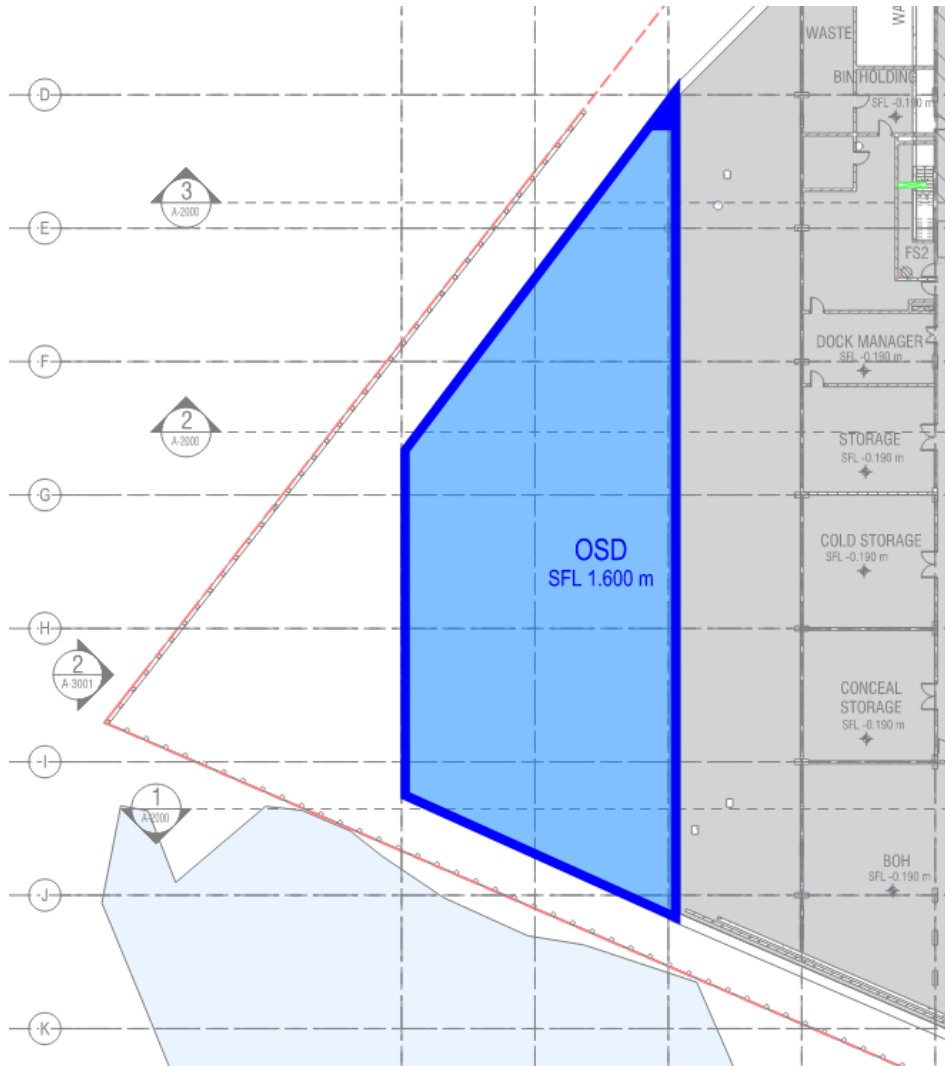


Option 1 & 3 OSD – South-Eastern Corner



Option 3 OSD North-Western Corner





FAIRMONT HOTEL PORT DOUGLAS

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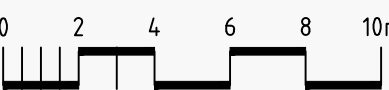
OSD CONCEPT

DATE : 09.11.20

REF : SY200372



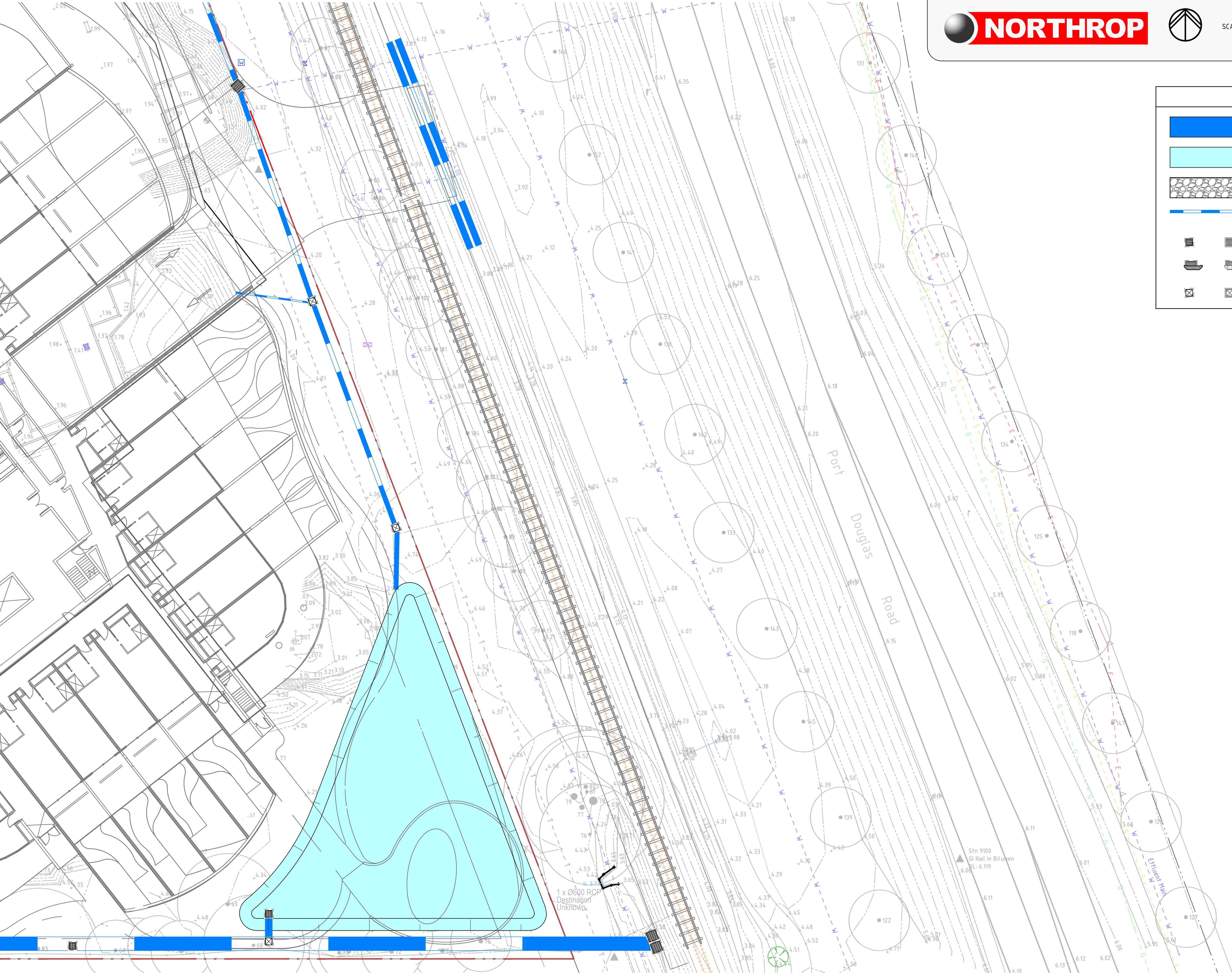
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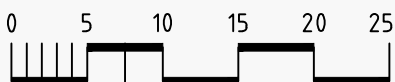
LEGEND

- OSD BELOW BUILDING
- ABOVE AND BELOW GROUND
OSD OUTSIDE BUILDING
- ROCK RIP-RAP SCOUR PROTECTION
- STORMWATER PIPE
- GRATED INLET PIT (NEW / EXTG)
- KERB INLET PIT (NEW / EXTG)
- JUNCTION PIT (NEW / EXTG)





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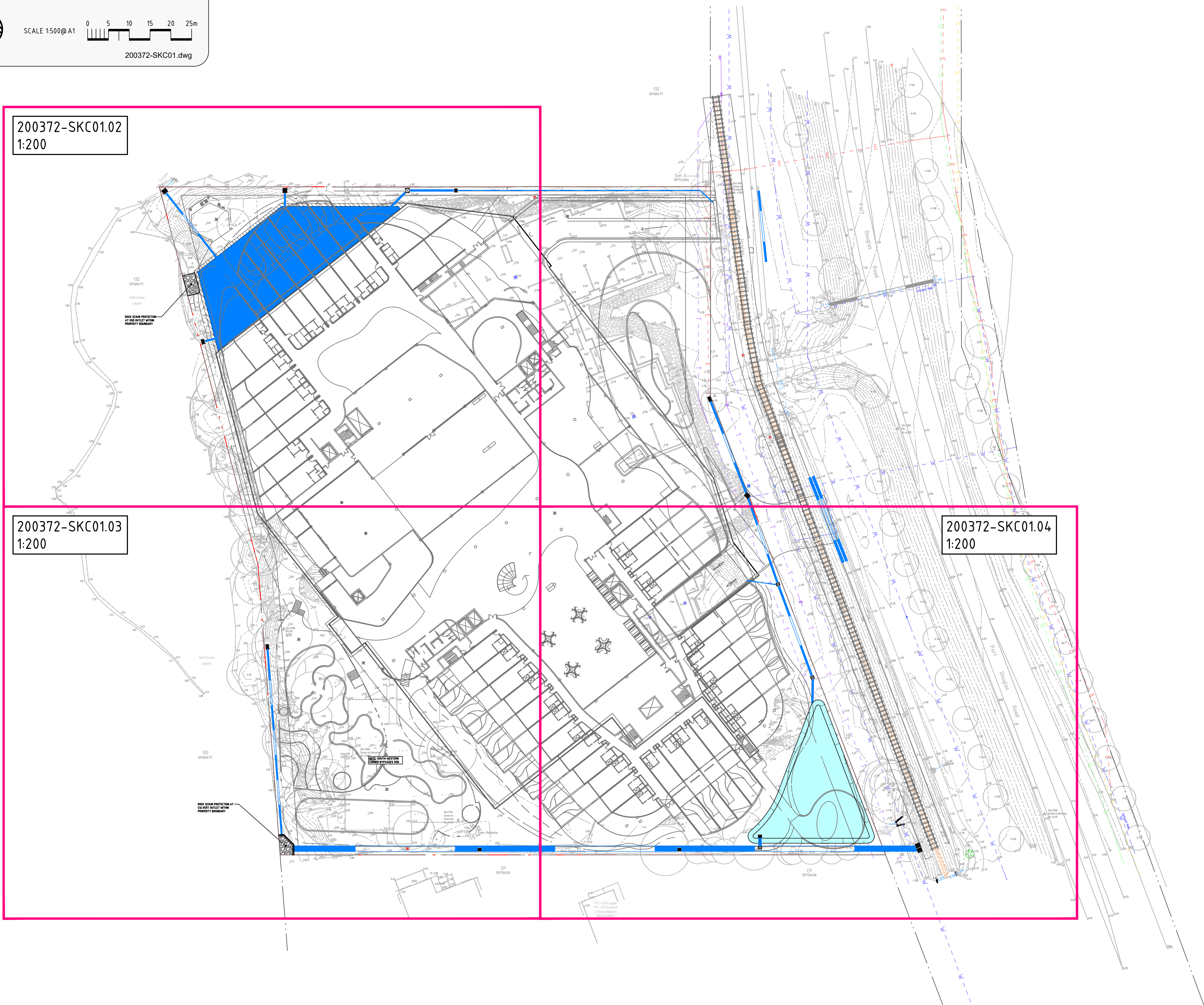


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FAIRMONT HOTEL PORT DOUGLAS

SKC01.02 REV A

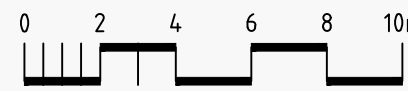
OSD CONCEPT

DATE : 09.11.20

REF : SY200372



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LEGEND

- OSD BELOW BUILDING
- ABOVE AND BELOW GROUND
OSD OUTSIDE BUILDING
- ROCK RIP-RAP SCOUR PROTECTION
- STORMWATER PIPE
- GRADED INLET PIT (NEW / EXTG)
- KERB INLET PIT (NEW / EXTG)
- JUNCTION PIT (NEW / EXTG)



LEGEND

OSD BELOW BUILDING

ABOVE AND BELOW GROUND
OSD OUTSIDE BUILDING

ROCK RIP-RAP SCOUR PROTECTION

STORMWATER PIPE

GRATED INLET PIT (NEW / EXTG)

KERB INLET PIT (NEW / EXTG)

JUNCTION PIT (NEW / EXTG)

FAIRMONT HOTEL PORT DOUGLAS

OSD CONCEPT

SCALE 1:200@A1

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SKC01.03 REV A

DATE : 09.11.20

REF : SY200372