

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

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)	Sam Gadaletta
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	c/- Hunt Design
Suburb	Mowbray
State	QLD
Postcode	4877
Country	Australia
Email address (non-mandatory)	sam@huntdesign.com.au
Mobile number (non-mandatory)	0400184355
Applicant's reference number(s) (if applicable)	MCUC 2022_5179/1

2) Owner's consent - Is written consent of the owner required for this change application?	
Note: Section 79(1A) of the <i>Planning Act 2016</i> states the requirements in relation to owner's consent.	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this change application	
<input checked="" type="checkbox"/> No	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
3.1) Street address and lot on plan				
<input type="checkbox"/> Street address AND lot on plan (all lots must be listed), or				
<input type="checkbox"/> 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
		24	Macrossan Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		113	PTD2091	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)



**Queensland
Government**

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)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

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

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

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PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
X Development permit <input type="checkbox"/> Preliminary approval	MCUC 2022_5179/1 (1124876)	12/01/2023	
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Minor Change, Level 1 Front Awning Adjustment, Addition of DDA compliant Lift, New Roof over rear lift & Stairs, Carpark reconfiguration.

6.2) What type of change does this application propose?

- ☒ Minor change application – proceed to Part 5
- ☐ Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

X No – proceed to Part 7

☐ Yes – list all affected entities below and proceed to Part 7

Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.

Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

X No

☐ Yes

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

X No

☐ Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

☐ No

☐ Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

X No

☐ Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the [Referral checklist for building work](#) is also completed.

11) Information request under Part 3 of the DA Rules

X I agree to receive an information request if determined necessary for this change application

☐ I do not agree to accept an information request for this change application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change 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: Forms 1 and 2](#).

12) Further details

- ☐ Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and X Yes
- for an other change all relevant referral requirement(s) in 10)

Note: See the *Planning Regulation 2017* for referral requirements

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application ☐ Yes
☒ Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application ☐ Yes
☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application ☒ Yes

Note: This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

Relevant plans of the development are attached to this development application X Yes

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

14) Applicant declaration

X By making this change application, I declare that all information in this change application is true and correct.

X Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change 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 *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

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			

Attention Neil Beck & Jenny Elphinstone,

The applicant is requesting a minor change to the Development Application for the property located at 24 Macrossan Street, Port Douglas.

This request follows several design modifications which are detailed as follows:

1. **Level 1 Front Awning Adjustment:** The design for the Level 1 Front Awning has been refined. Originally comprising three distinct structures, it has now been re-envisioned as a singular roof form. This change offers a streamlined appearance and is more aesthetically coherent.
2. **Lift Installation for DDA Access:** Prioritizing accessibility, the client has decided to incorporate a lift. This feature specifically caters to the Disability Discrimination Act (DDA) access requirements, ensuring that both villas are easily accessible to all.
3. **Reconfigured Stair and Lift Integration:** The inclusion of the lift and the stair reconfiguration has necessitated the relocation of the bin store. Additionally, to ensure compliance with DDA access standards, various levels within this area have been adjusted.
4. **All-Weather Roof Protection for Stair and Lift:** Recognizing the need for all-weather protection, a new roof covering both the reconfigured stair and the lift has been incorporated into the design.
5. **Car Park Reconfiguration and Retaining Wall Introduction:** The spatial constraints brought about by the aforementioned changes also impact the car park. A new retaining wall surrounding the sewer upstand in the rear corner further modifies the layout. As a direct consequence, the modified design accommodates one less car space than previously approved.

The latest decision notice dated 12 January 2023 under the Assessment managers conditions and advices - 6. Vehicle Parking the development is to provide a minimum of 9 car parking spaces (seven spaces for the shops, two spaces for the multiple dwellings and including 1 disability car park).

The new plan is consistent with the previous approval for 9 spaces total including 1 disability car park notwithstanding the loss of a space as per car park layout such that the layout



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ACN No 627072584

complies with Australian Standard AS2890 Parking Facilities – This standard for off-street car parking required a turn-a-round space for manoeuvring requiring the loss of one space which was in excess of the requirements as noted in the approval.

In our professional assessment, these alterations not only enhance the overall functionality and safety of the development but also improve its aesthetic appeal. We believe that these changes are minor in nature and remain consistent with the existing development approval.

Regards,

Sam Drummond
Design Manager - Hunt Design

RESIDENTIAL DEVELOPMENT

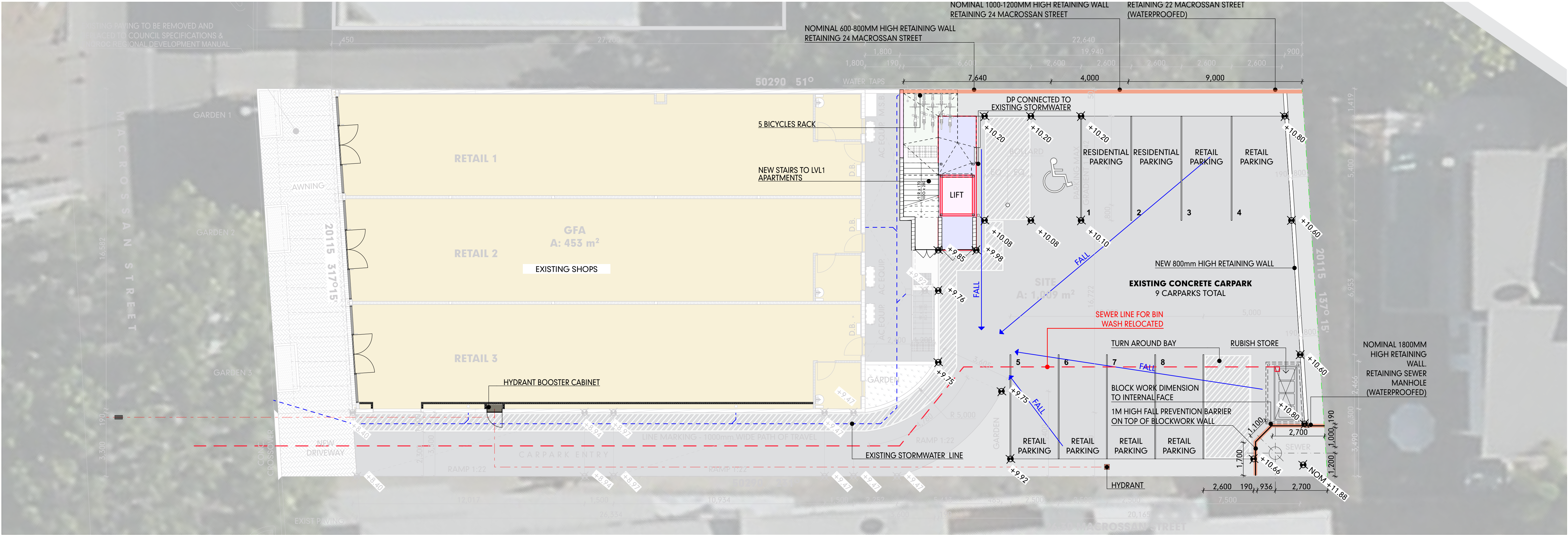
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MACROSSAN STREET PTY LTD

24 MACROSSAN STREET, PORT DOUGLAS

12/10/2023

TRANSMITTAL

DRG No.	DRAWING NAME	REV ID	ISSUE DATE	STATUS
DA-01	COVER PAGE	02	12/10/2023, 10:45 am	
DA-02	SITE PLAN - PROPOSED	02	12/10/2023, 10:45 am	
DA-03	GROUND FLOOR PLAN	02	12/10/2023, 10:45 am	
DA-04	FIRST FLOOR PLAN	02	12/10/2023, 10:45 am	
DA-05	ROOF PLAN	02	12/10/2023, 10:45 am	
DA-06	ELEVATIONS (SOUTH & WEST)	02	12/10/2023, 10:45 am	
DA-07	ELEVATIONS (NORTH & EAST)	02	12/10/2023, 10:45 am	
DA-08	VISUALISATION 01	02	12/10/2023, 10:45 am	
DA-09	VISUALISATION 02	02	12/10/2023, 10:45 am	
DA-10	VISUALISATION 03	02	12/10/2023, 10:45 am	



SITE PLAN 1:100
SCALE 1:100

INTERNAL AREAS		
	Name	Area
ACCOMMODATION	APARTMENT 1	143.5
ACCOMMODATION	APARTMENT 2	145.9
		289.4 m²

GROSS FLOOR AREA	
	Area
FIRST FLOOR	
	GFA 323.3
	323.3 m²

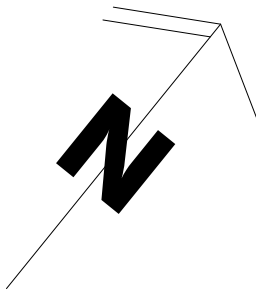
CAR PARKING	
EXISTING SHOPS	7 SPACES (6 for retail, 1 disabled parking)
RESIDENTIAL	2 SPACES (At 1 spaces per 3 Bedroom apartment)
TOTAL	9 SPACES

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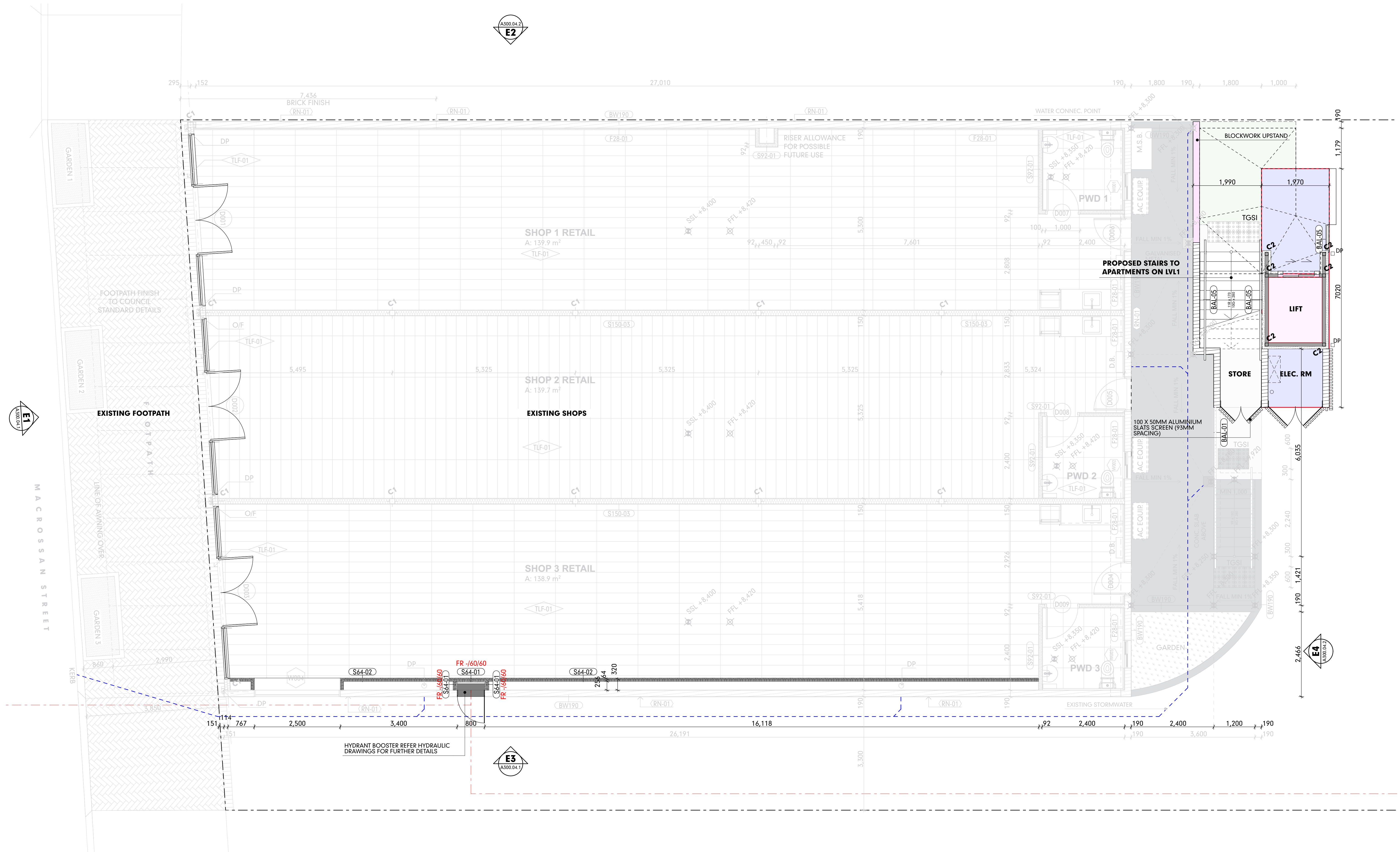
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24 MACROSSAN STREET, PORT DOUGLAS
DA ISSUE
SITE PLAN - PROPOSED

PROJECT NO. GDALETA002
DRAWING NO. DA-02
REVISION NO. 1
DATE 12/10/2023



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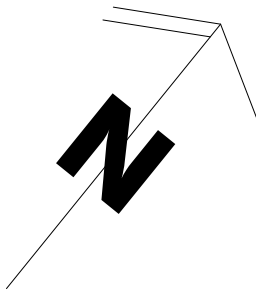


GROUND LEVEL
SCALE 1:50

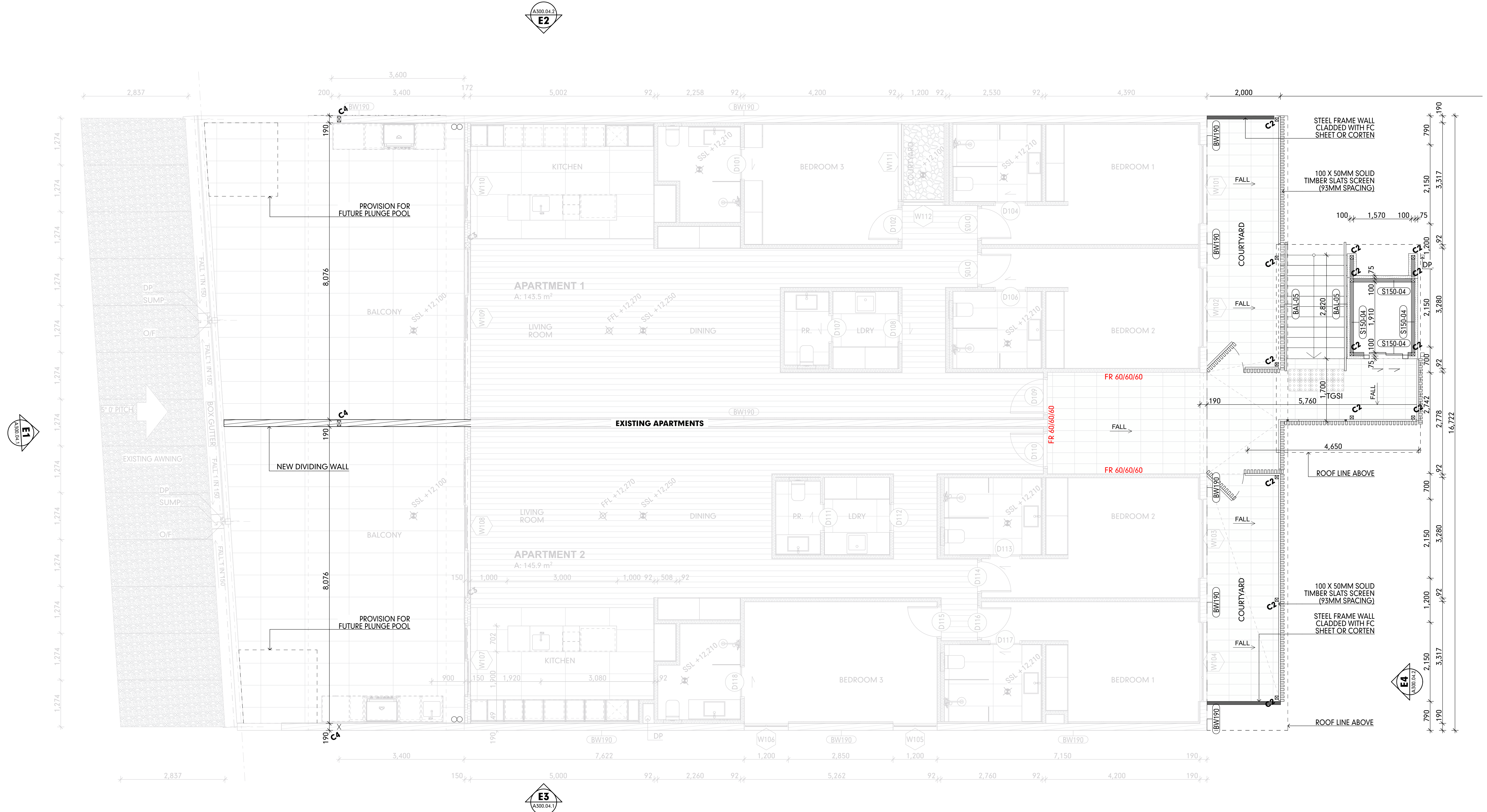
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DA ISSUE
GROUND FLOOR PLAN

PROJECT NO. GDALETA002
DRAWING NO. DA-03
REVISION NO. 1
DATE 12/10/2023



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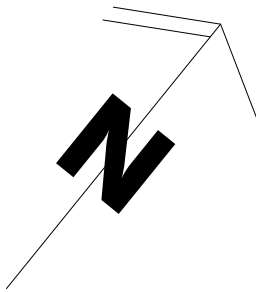
FIRST FLOOR APARTMENTS
SCALE 1:50

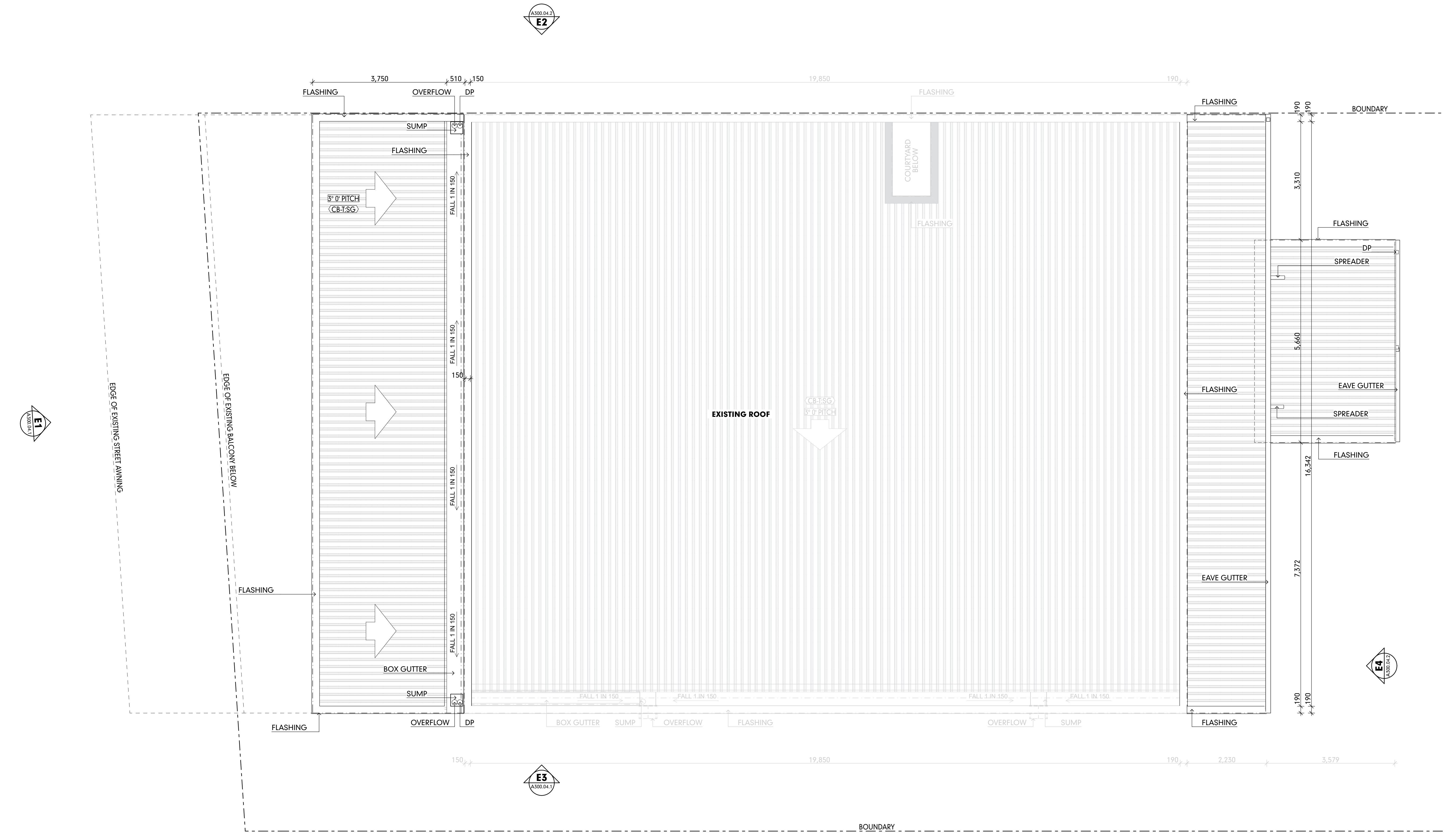
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DA ISSUE
FIRST FLOOR PLAN

PROJECT NO. GADALETA002
DRAWING NO. DA-04
REVISION NO. 1
DATE 12/10/2023





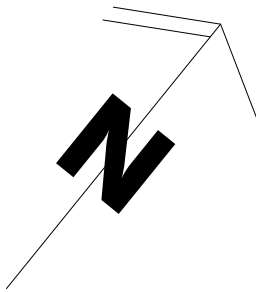
ROOF PLAN
SCALE 1:50

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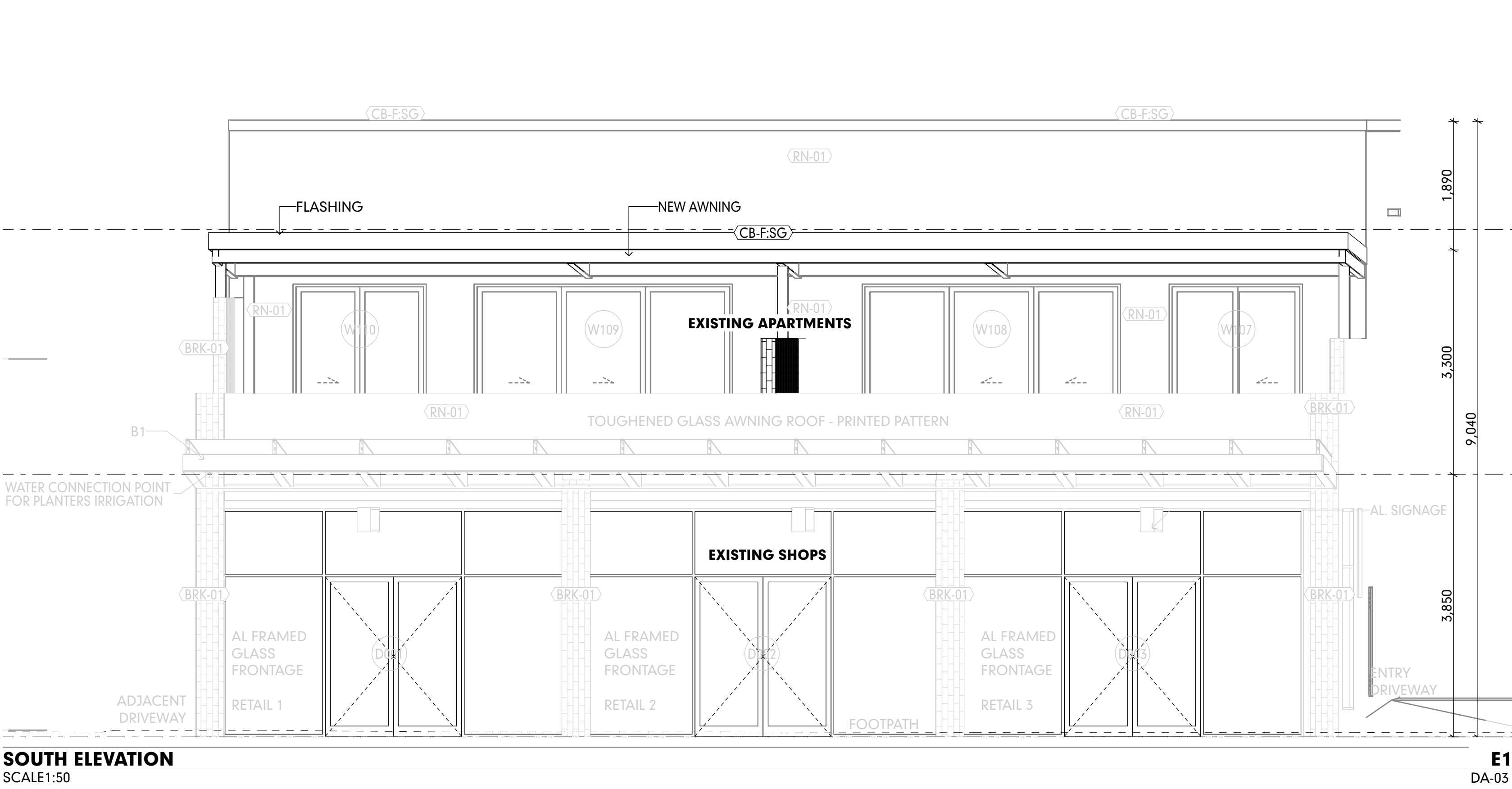
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24 MACROSSAN STREET, PORT DOUGLAS
DA ISSUE
ROOF PLAN

PROJECT NO. GADALETA002
DRAWING NO. DA-05
REVISION NO. 1
DATE 12/10/2023



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LEGEND	
FINISHES	
(PF-01)	FINISH LABEL
AF	AWNING FRAME PAINT FINISH - MONUMENT
BRK-01	BRICK TILE - ROBERTSON'S PARCHMENT
RN-01	BLOCKWORK - RENDER PAINT FINISH DULUX ANTIQUE WHITE
CB-T:SG	TRIMDEK ROOF SHEET - SHALE GREY
CLB01	TIMBER LINING BOARDS - AUSTRALIAN TIMBER CEILINGS, TWOSLAT BLACKBUTT
CB-F:SG	COLORBOND FLASHINGS - SHALE GREY
GL-01	GLASS BALUSTRADE
HP	HANGING PLANTER DULUX COPPER PEARL
PF-01	PAINT FINISH 01 - DULUX ANTIQUE WHITE
PF-02	PAINT FINISH 02 - WET AREA DULUX ANTIQUE WHITE
SCR	SCREEN - TIMBER LOOK FINISH
TG	TOUGHENED GLASS - PRINTED PATTERN
TBS-01	SOLID TIMBER BATTENS
TLF-01	PORCELAIN TILES 1200 X 300mm
LAM-03	LAMINEX PEWTER SUPERMATTE (Grey)
LAM-04	LAMINEX STORM (DARK GREY)



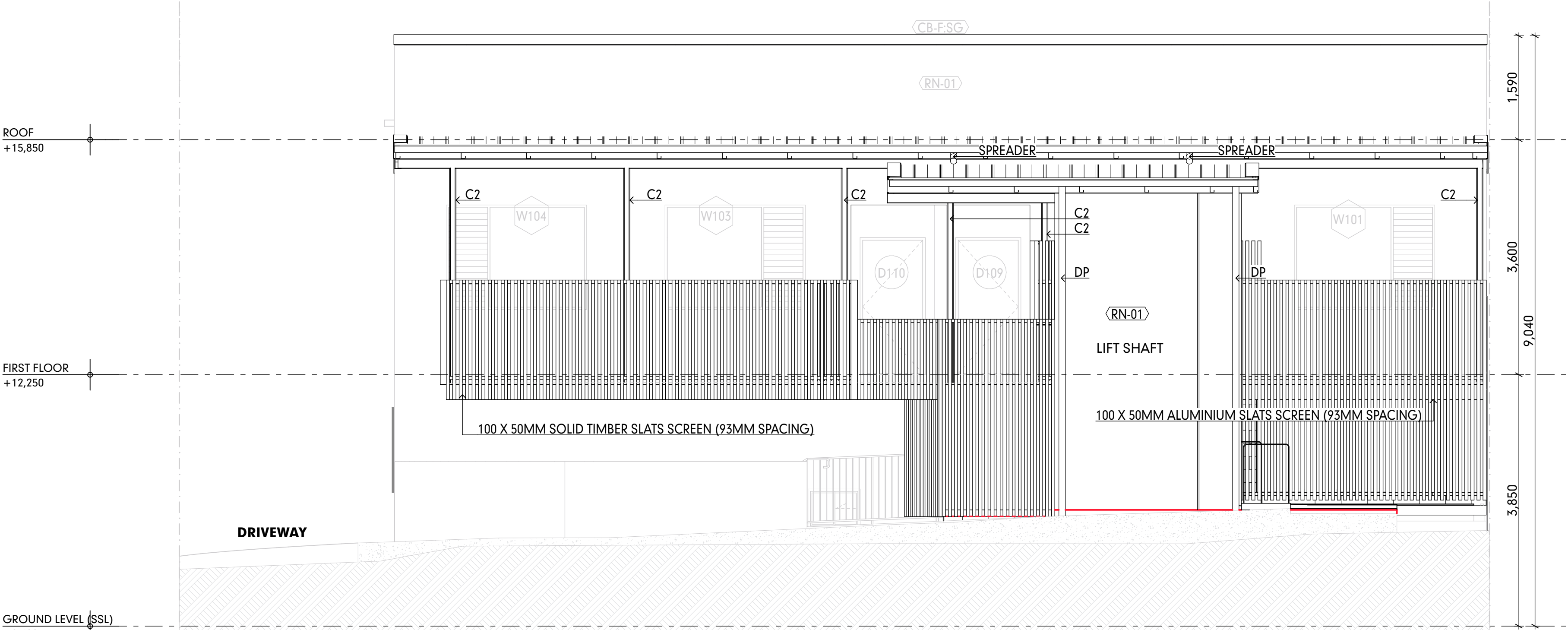
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24 MACROSSAN STREET, PORT DOUGLAS
DA ISSUE
ELEVATIONS (SOUTH & WEST)

PROJECT NO. GADALETA002
DRAWING NO. DA-06
REVISION NO. 1
DATE 12/10/2023

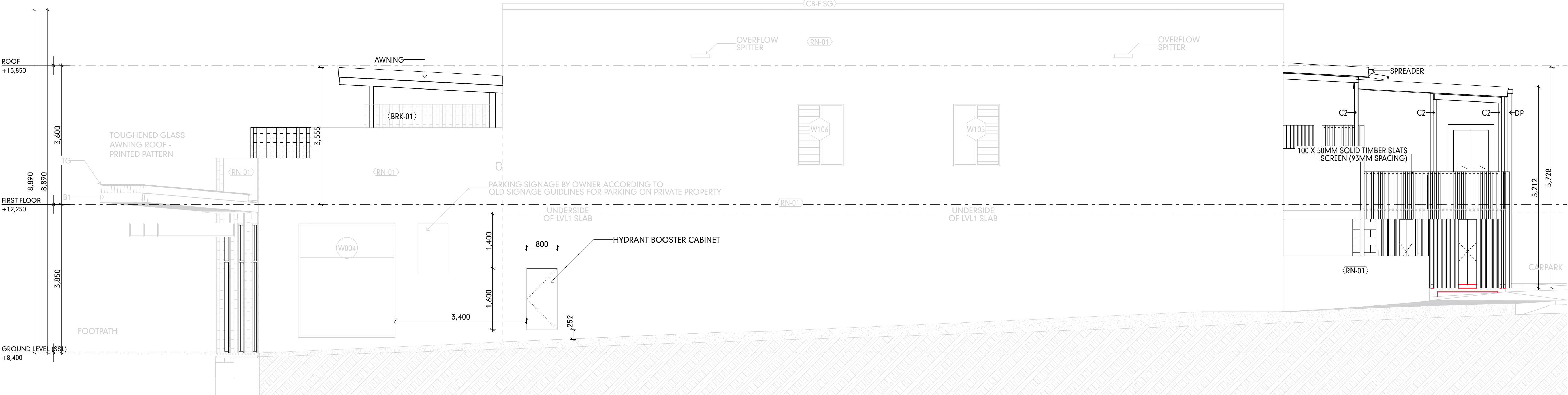




NORTH ELEVATION
SCALE1:50

E4
DA-03

LEGEND FINISHES	
(PF-01)	FINISH LABEL
AF	AWNING FRAME PAINT FINISH - MONUMENT
BRK-01	BRICK TILE - ROBERTSON'S PARCHMENT
RN-01	BLOCKWORK - RENDER PAINT FINISH DULUX ANTIQUE WHITE
CB-T:SG	TRIMDEK ROOF SHEET - SHALE GREY
CLB01	TIMBER LINING BOARDS - AUSTRALIAN TIMBER CEILINGS, TWOSLAT BLACKBUTT
CB-F:SG	COLORBOND FLASHINGS - SHALE GREY
GL-01	GLASS BALUSTRADE
HP	HANGING PLANTER DULUX COPPER PEARL
PF-01	PAINT FINISH 01 - DULUX ANTIQUE WHITE
PF-02	PAINT FINISH 02 - WET AREA DULUX ANTIQUE WHITE
SCR	SCREEN - TIMBER LOOK FINISH
TG	TOUGHENED GLASS - PRINTED PATTERN
TBS-01	SOLID TIMBER BATTENS
TLF-01	PORCELAIN TILES 1200 X 300mm
LAM-03	LAMINEX PEWTER SUPERMATTE (Grey)
LAM-04	LAMINEX STORM (DARK GREY)



EAST ELEVATION
SCALE1:50

E3
DA-03

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24 MACROSSAN STREET, PORT DOUGLAS
DA ISSUE
ELEVATIONS (NORTH & EAST)

PROJECT NO. GADALETA002
DRAWING NO. DA-07
REVISION NO. 1
DATE 12/10/2023





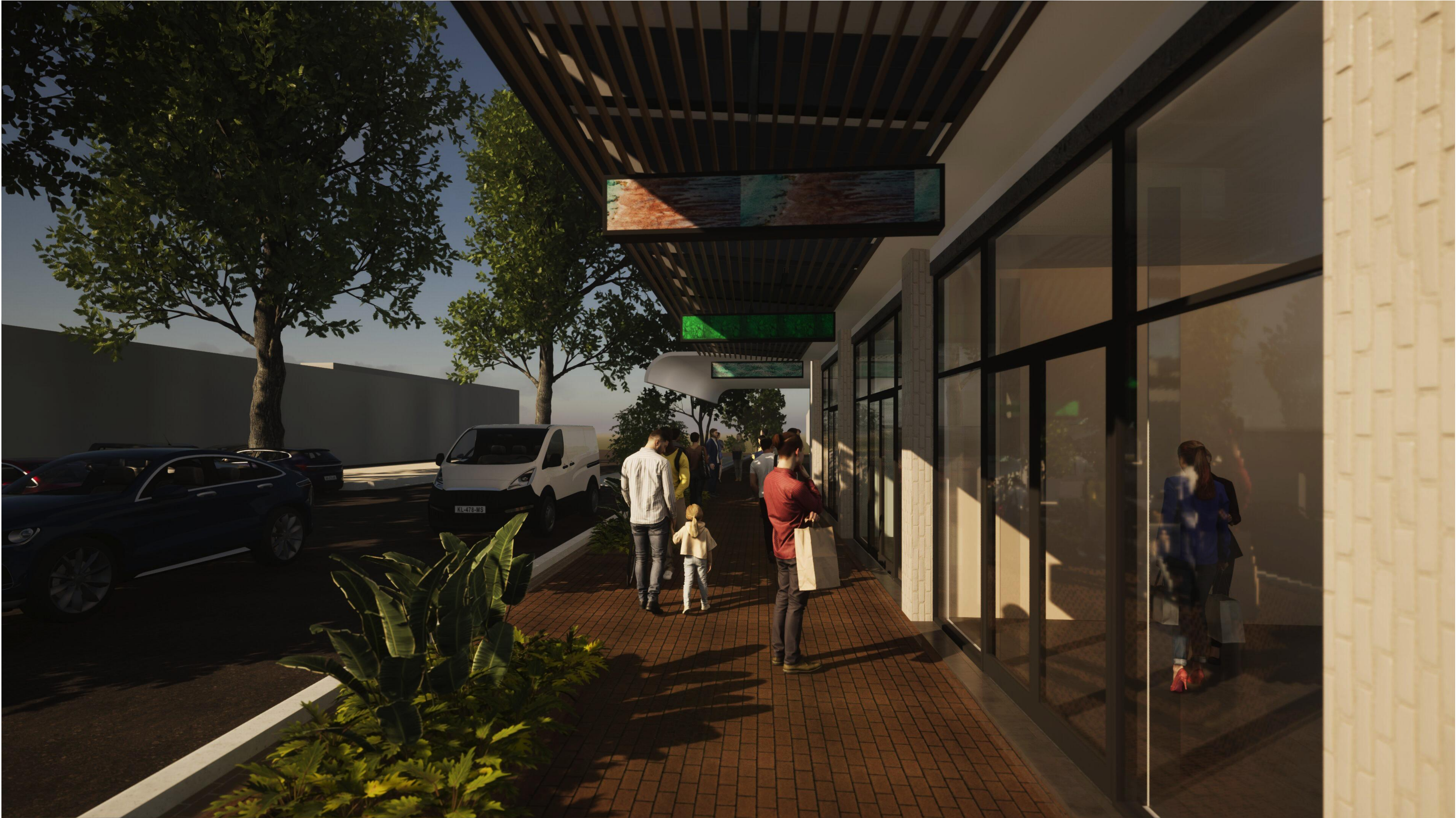
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DA ISSUE
VISUALISATION 01

PROJECT NO. GDALETA002
DRAWING NO. DA-08
REVISION NO. 1
DATE 12/10/2023

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24 MACROSSAN STREET, PORT DOUGLAS
DA ISSUE
VISUALISATION 03

PROJECT NO. GADALETA002
DRAWING NO. DA-10
REVISION NO. 1
DATE 12/10/2023

