

Our ref: PR151976

135 Abbott Street
Cairns QLD 4870
T +61 7 4031 1336

Date: 13 March 2023

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873

Attn: Jenny Elphinstone, Senior Planning Officer

Dear Jenny,

25 Murphy Street, Port Douglas - MCU (Multiple Dwellings)
Information request response (pursuant to Section 13 of the Development Assessment Rules)
Your Ref: MCUC 2023_5233/1

We refer to Councils information request, dated 25 January 2023, for the development application over the above site.

Pursuant to sections 13 of the *Development Assessment Rules* we provide our response to this information request below.

In accordance with Section 13.3 of the *Development Assessment Rules*, we confirm that this letter and attachments constitute our response to Council's information request. Accordingly, we advise that you must proceed with assessment of this development application.

Information request response

1 Building Design

As a response to the tropical climate, the Planning Scheme advocates building design that incorporates elements such as pitched roofs and wide eaves, which also act to reduce the bulk of buildings. The proposed building design lacks these attributes, and the building bulk is accentuated particularly within the setback areas. Furthermore, although the aluminium battens provide some sun protection to the building, the treatment does not deliver rain protection to the windows, nor does it facilitate the circulation of air through the buildings.

Response

The design of the development is considered to be consistent with the recently approved Baha Villas at 87-89 Davidson Street, Port Douglas. This development has a similar roof design and incorporates batten screening. An image of this approved development and the proposed development are provided below for reference.



Figure 1: Baha Villas, 87-89 Davidson Street, Port Douglas



Figure 2: 25 Murphy Street, Port Douglas

The proposed development would provide eaves of 330mm -1290mm width over window openings, recessed windows with weather protection and a functionable and accessible outdoor alfresco area for each unit that that is accessible from the living areas. Attached are revised plans that include sections and highlight the tropical design elements, including wide eaves and protection form the inclement weather.

Refer to: **Attachment A – Revised plans and sections**

2 Site Plans

1. Please provide the plans and details that demonstrate;
 - a. Connection to Council's reticulated water and sewer infrastructure;
 - b. Location of proposed onsite refuse bin storage;
 - c. How post development stormwater received by the site will be conveyed to the existing stormwater pit located within Easement C on Lot 112 on PTD209125; and
 - d. The proposed kerb, channel, extension of sealed road pavement, and any changes to vegetation in the road; and
 - e. How the proposed development will connect with the existing kerb and channel, and storm water will be conveyed from Murphy Street to the stormwater pit located within the road reserve in front of Lot 113 on PTD2091 together with the impact of stormwater beyond this point.

Response

Please find attached amended site plan and ground floor plan identifying the following:

- connection to the Council's sewer network located to the west of the site and within the adjacent Lot 118 on PTD 2091 and the connections to the Council's water supply within Murphy Street;
- The location of the refuse bins within the proposed garages;
- The proposed indicative stormwater drainage plan that provides for stormwater to be collected and connected to the existing stormwater drain within the easement at the rear of the site, which is subsequently discharged to Grant Street; and
- The extension of the kerb and channel at the site frontage to Murphy Street to connect to the kerb and channel at the frontage to the adjacent property to the 23 Murphy Street.

Stormwater at the site frontage would maintain existing flows and discharge to the stormwater pit located at the frontage to 27 Murphy Street, identified in Figure 1 below. Stormwater is then subsequently conveyed in underground stormwater pipes along Murphy Street and down Grant Street.



Figure 3: Stormwater Pit at the frontage to 2 Murphy Street.

Refer to:

- **Attachment A – Revised Plans**

- **Attachment B – Survey Plan**
- **Attachment C - Douglas Shire Council Infrastructure Plan.**

3 Survey Plans of the Site

2. Please provide the following land surveys pre and post development for;
- a. The whole of the site, including neighbouring allotments and the adjacent road; and
 - b. Areas of the site nominated for cut and fill.

The drawings should clearly detail existing proposed ground levels and proposed heights for building/s, fences, pools, supporting and retaining structures, and the driveway.

Response

Please find attached a detail contour and survey plan and a proposed cut and fill diagram identifying the extent of earthworks and retaining walls. Elevations of the retaining walls are shown in the plans submitted with the application and indicate a maximum height of 1.5 metres.

Refer to:

- **Attachment B – Survey Plan**
- **Attachment A – Revised Plans**

4 Driveway

3. Please provide the following details for the driveway;
- a. Longitudinal survey and sections of the proposed driveway, including levels of the existing stormwater drainage pit within the proposed driveway, the existing and proposed road pavement;
 - b. Retaining walls must be identified and detailed; and
 - c. Identify how two vehicles pass one another on the internal driveway, particularly at the driveway entrance.
 - d. Provide swept path ingress and egress diagrams for each individual garage.

Response

The existing ground level and the proposed driveway slope are provided on Drawing A301 submitted with the application. Notwithstanding, please find attached a longitudinal section of the driveway from the edge of the pavement within Murphy Street to the field entry pit at the rear of the site and adjacent the eastern side boundary.

The retaining walls are illustrated on the elevations submitted with the application with more details provided on the cut and fill plan submitted as part of this response.

In terms of vehicle movements, a swept path analysis is provided on the revised site plan and is based on a B85 vehicle, which, in accordance with AS2890.1, is the appropriate design vehicle for a Domestic Property, being a property with three or less units. The swept path diagrams indicate that vehicles can ingress and egress the individual garages. The proposed driveway would provide a suitable sight distance to allow a vehicle entering the site to be able to identify a vehicle leaving the site and give priority to the egressing vehicle before entering the driveway. Vehicles would be able to use the garages to provide for entering vehicle to pass a vehicle proposing to egress the site.

Refer to:

- **Attachment A – Revised Plans, Driveway Cross Section**
- **Attachment A – Revised Plans, Cut and Fill Diagram**
- **Attachment A – Revised Plans, Site Turning**

5 Geotechnical Reporting

4. Please provide a site-specific geotechnical assessment of the site pre-development and post development to determine the local and regional stability of the allotment, adjacent properties and existing structures adjacent the site.

At a minimum, supporting information to be provided in the report must include slope stability modelling to demonstrate that the site can be developed as proposed without creating an unacceptable risk internally and externally to the site.

The analysis must also demonstrate stability for any temporary batters/walls and throughout the stages of the construction of the site. That is, if the retaining walls are supported by the future building structural elements, the analysis must confirm stability after site earthworks but prior to the building being completed.

The report must be undertaken by a suitably qualified and experienced geotechnical engineer (RPEQ) and must be in accordance with the AGS Guidelines. The design must demonstrate that geotechnical risks during and post development remain in the low or very low risk categories for the site and adjacent properties.

The report is to also provide detail and comment on the impact and requirements to stabilise the development should the land be cut, and the development not progress.

Response

The application is a Code Assessable application and in accordance with the provisions of the *Planning Act 2016*, in assessing the application, the Council can only have regard to the relevant Assessment Benchmarks. In this instance and in respect of slope stability, the relevant Assessment Benchmarks are contained within the Potential Landslide Hazard Overlay Code. The relevant Assessment Benchmark in this instance states that development is located on that part of the site not affected by the Potential landslide hazard overlay, or a geotechnical report is provided (see AO1.1 to AO1.3 of the Potential landslide hazard overlay code submitted with the application). In this instance, the development would be located outside of that part of the site affected by the Landslide Hazard Overlay and geotechnical report is not required. Refer below to Figure 2 that contains an extract of the Landslide Hazard Overlay.



Figure 4: Landslide Hazard Overlay

It is not proposed to provide a site specific geotechnical analysis as part of this information request response. It should also be noted that in association with any building approval, it will be necessary to undertake appropriate engineering to ensure that the footing design and structural engineering are satisfactory and appropriate for the site.

6 Visual Amenity

5. Please provide an amended landscaping plan that incorporates boundary plantings that provide dense screening of the buildings from viewpoints external from the site. Consideration should be given to the plantings within, or adjacent to the drainage easement at the south of the allotment. The plans should include visual elevations at the commencement of the use; after 5 years of growth; and after 10 years of growth.

Response

It is understood that the intent of this information request is to ask the applicant to demonstrate that the development of the site does not adversely affect the vegetated appearance of Flagstaff Hill as a scenic backdrop to Port Douglas.

In order to determine whether it would have an adverse impact on visual amenity it is necessary to identify where the site would be visible from to establish the existing visual amenity. Noting that the site is located behind the three storey saltwater development and would be located to the rear of the recently approved two storey development at 25 Macrossan Street, it is considered that the site would not be visible from any significant vantage points and that, given its location on the lower slopes of Flagstaff Hill, it does not functionally form part of the scenic backdrop to Port Douglas. Views of the site from various locations within Port Douglas are provided in the figures below.



Figure 5: View from 25 Macrossan Street

It is important to note that a two storey building is currently under construction at 25 Macrossan Street, which would obscure the proposed development from any significant vantage points.



Figure 6: View from the intersection of Grant Street and Macrossan Street

It is important to note that the site is not visible behind the Saltwater Development.



Figure 7: View from the intersection of Owen Street and Mowbray Street

It is important to note that the site is not visible.



Figure 8: View from the intersection of Grant Street and Mowbray Street

The site is not visible from the intersection of Grant and Mowbray Streets.



Figure 9: View from Grant Street between Warner and Macrossan Street

The site is potentially partially visible from the intersection of Grant and Mowbray Streets, with visibility limited to roof form only.



Figure 10: View from the north western end of Warner Street

The site is not visible from the frontage to 6 Warner Street.

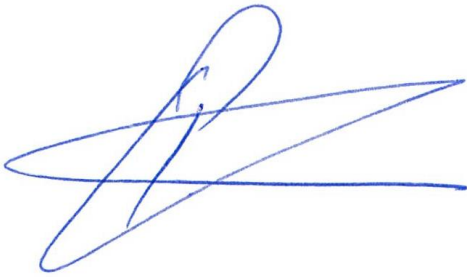
On the basis of the above views from the various vantage points, it is considered that the site is not visible from vantage points external to the site. Notwithstanding, submitted in support of the application was a landscape plan that included boundary planning to the western side boundary, front boundary and rear boundary of plants that could grow to a height of 2-15 metres and generally 10 metres. These plants would provide screening from any limited view points and of the ultimate roof form, which would be 7.5 metres in height to the rear and side boundaries and less than 7 metres when view from the street.

It is not proposed to provide an amended landscape plan as part of the information request response as it is considered that it would serve no practical purpose.

We look forward to continuing working with you on this development. In the meantime, if you have any queries please contact the writer (contact details below).

Our ref: PR151976

Yours sincerely,
for RPS Australia East Pty Ltd

A handwritten signature in blue ink, consisting of a large, stylized 'P' followed by a horizontal line and a diagonal stroke.

Patrick Clifton
Senior Principal Planner
patrick.clifton@rpsgroup.com.au
+61 7 4276 1017

Attachment A – Revised Proposal Plans



VIEW FROM EAST



VIEW FROM SOUTH EAST



VIEW FROM NORTH



VIEW FROM SOUTH

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REVISION - A	DATE - 16/11/22	DESCRIPTION - DA	DATE - 20/12/22
ADDRESS	25 Murphy Street, Port Douglas	do not scale off plans all dimensions in parentheses confirm all dimensions on site all work to relevant NCC and AS	ISSUE
CLIENT	S. Group	SCALE @ ISO A2 1:100	DWG #
DWG	3d Perspective	DRAWN SG	A401
CHKD		SG	PROJECT# J18.115
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GENERAL INFORMATION:

Accredited Architect:	Sam Haberle	
Accreditation Number:	4972	
Land Title Reference Number:	PTD2091	
Municipality:	Douglas Shire Council	
Planning Scheme Overlay:	N/A	
Zoning:	-	
Building Class:	1a	
Soil classification:	TBC	Site classification to AS 2870-2011
Wind Classification:	TBC	Site classification to AS 4055-2006
Climate Zone:	1	
Bushfire-prone Area BAL Rating:	N/A	Bushfire Attack Level Assessment

S. Group

25 Murphy Street, Port Douglas

PROPOSED MULTIPLE DWELLING DEVELOPMENT

Sheet Number	Sheet Title	Current Revision	CurrentRevisionDate
A001	Cover Page	A	16/11/22
A101	Site Plan	A	16/11/22
A102	Site section / Cut & Fill	A	16/11/22
A103	Details	A	16/11/22
A104	Site Turning	A	16/11/22
A105	Site Services	A	16/11/22
A201	Floor Plan Unit 1	A	16/11/22
A202	Floor Plan Unit 1 & Unit 2	A	16/11/22
A301	Elevations	A	16/11/22
A302	LOCATION PLAN (NTS)	A	16/11/22



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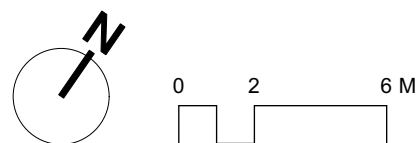
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CLIENT	S. Group	SCALE @ ISO A3 1:100	DWG # A001
DWG	Cover Page	DRAWN SG	PROJECT# J18.115
		CHKD SG	
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NOTE: PLANTING SHOWN INDICATIVELY
LANDSCAPE DESIGN BY SUZAN QUIGG LANDSCAPE DESIGN

Site Plan
SCALE 1:200

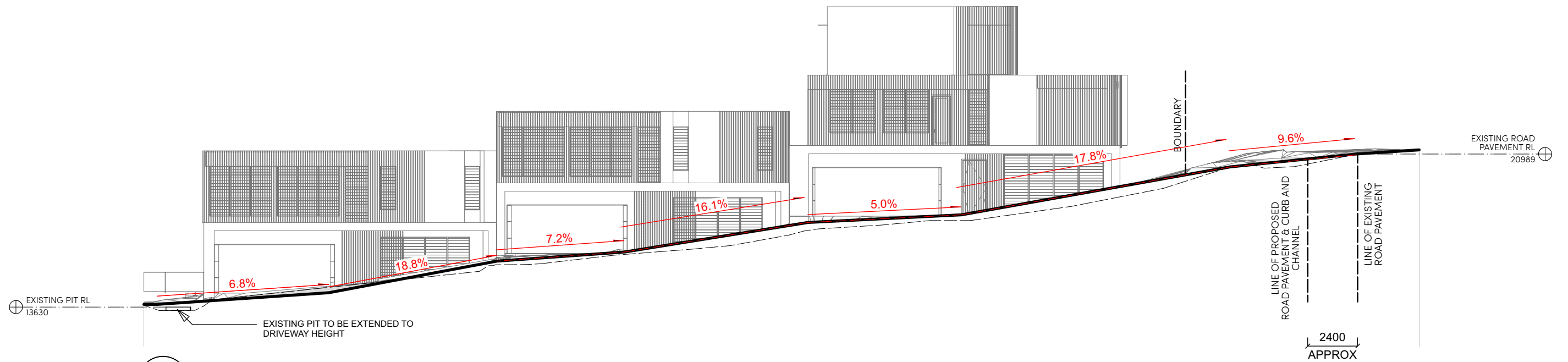
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TOTAL SITE COVERAGE = 512m²



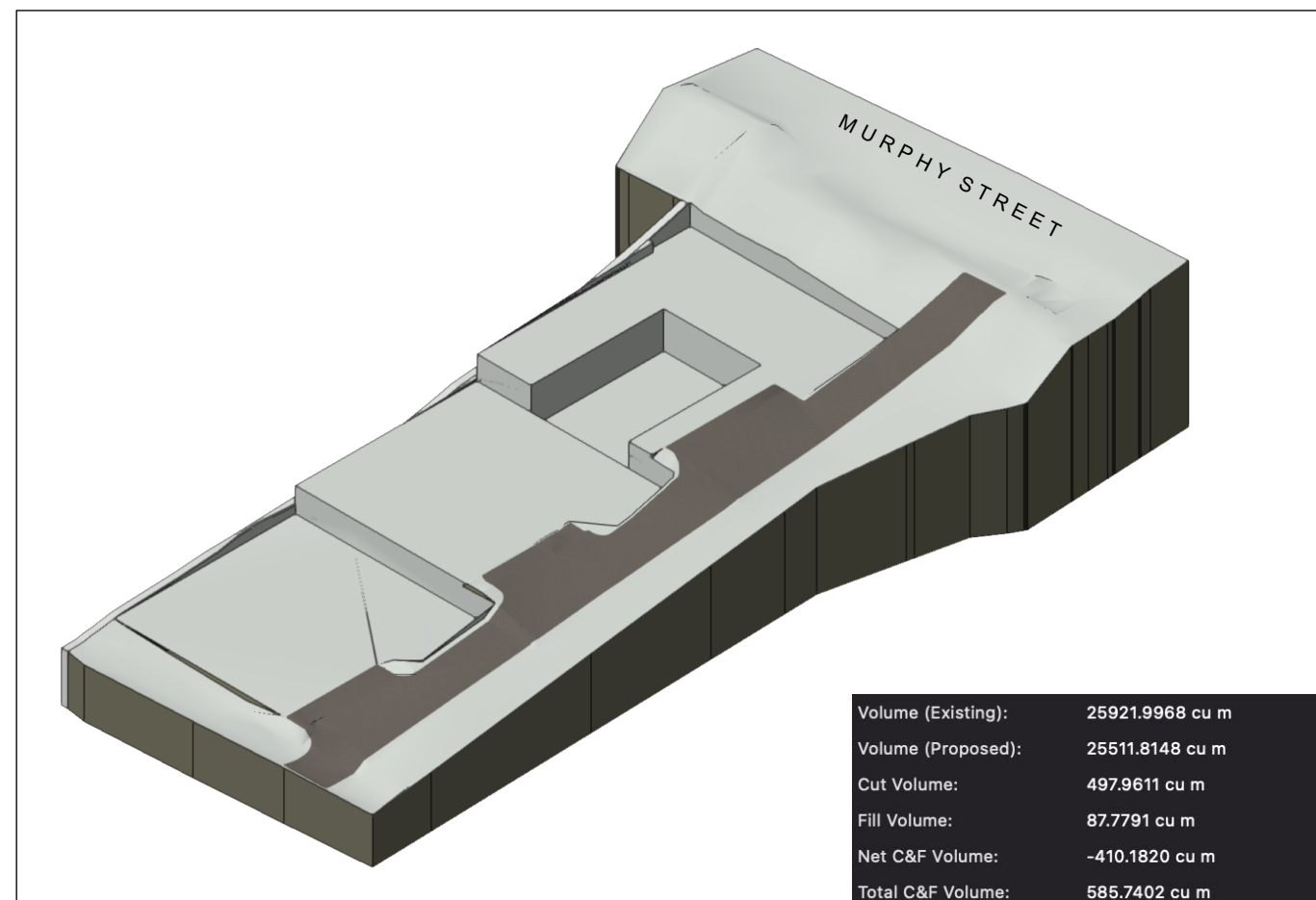
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CLIENT	S. Group		DWG # A101
DWG	Site Plan		PROJECT# J18.115
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1 **Driveway Section**
Scale: 1:200



2 **Cut / Fill Diagram**
Scale: 1:400

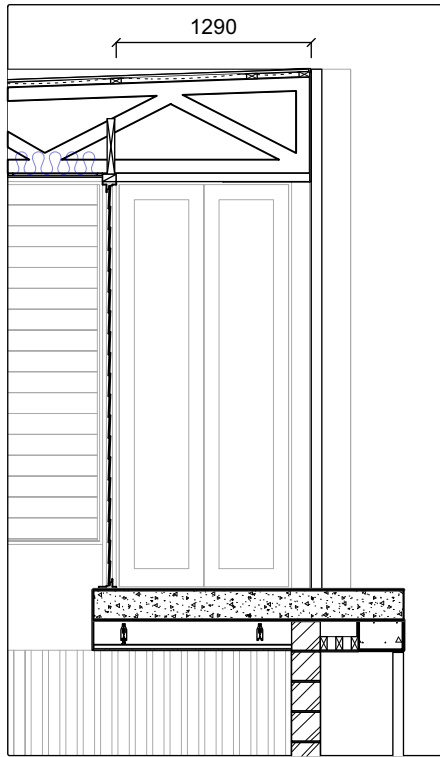
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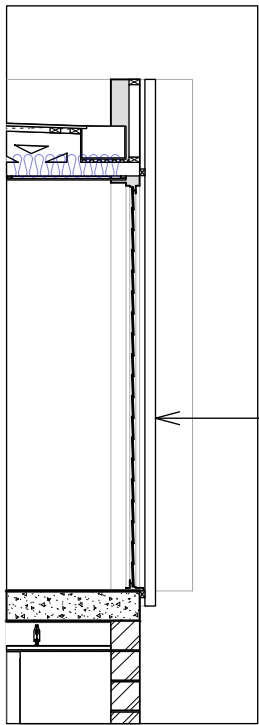
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CLIENT	S. Group		DA
DWG	Site section / Cut & Fill		DWG #
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DRAWN	SG		
CHKD	SG		
PROJECT#	J18.115		

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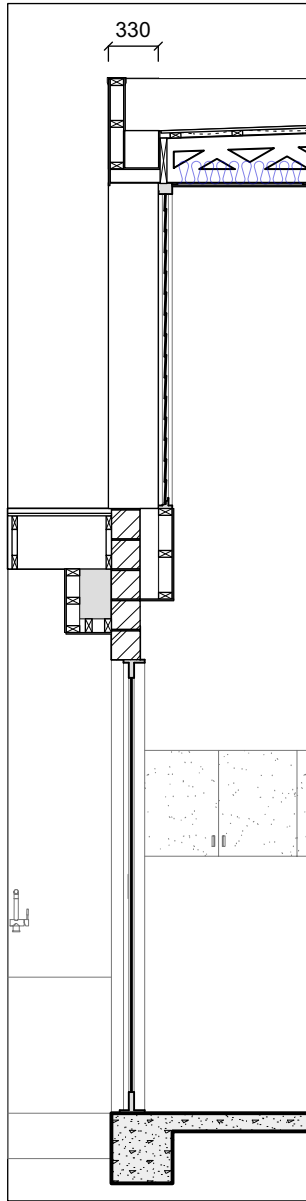
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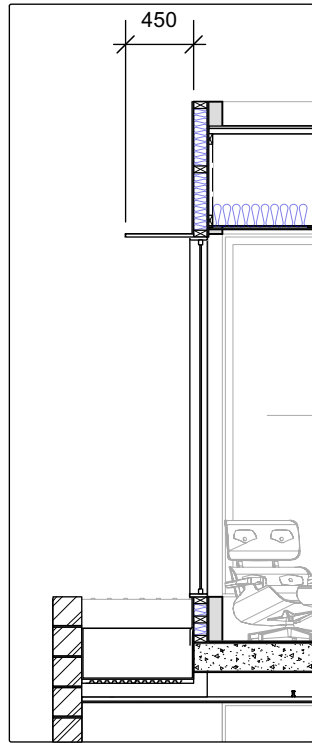
3 **typical eave detail bedrooms**
Scale: 1:50



5 **batten shading detail (typical)**
Scale: 1:50



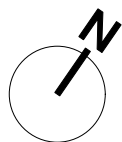
4 **typical eave detail upper living**
Scale: 1:50



6 **eave detail (proprietary window hood)**
Scale: 1:50



Site Turning
SCALE 1:200



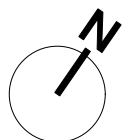
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DWG	Site Turning		PROJECT# J18.115
CHKD	SG		
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Site Turning
SCALE 1:200

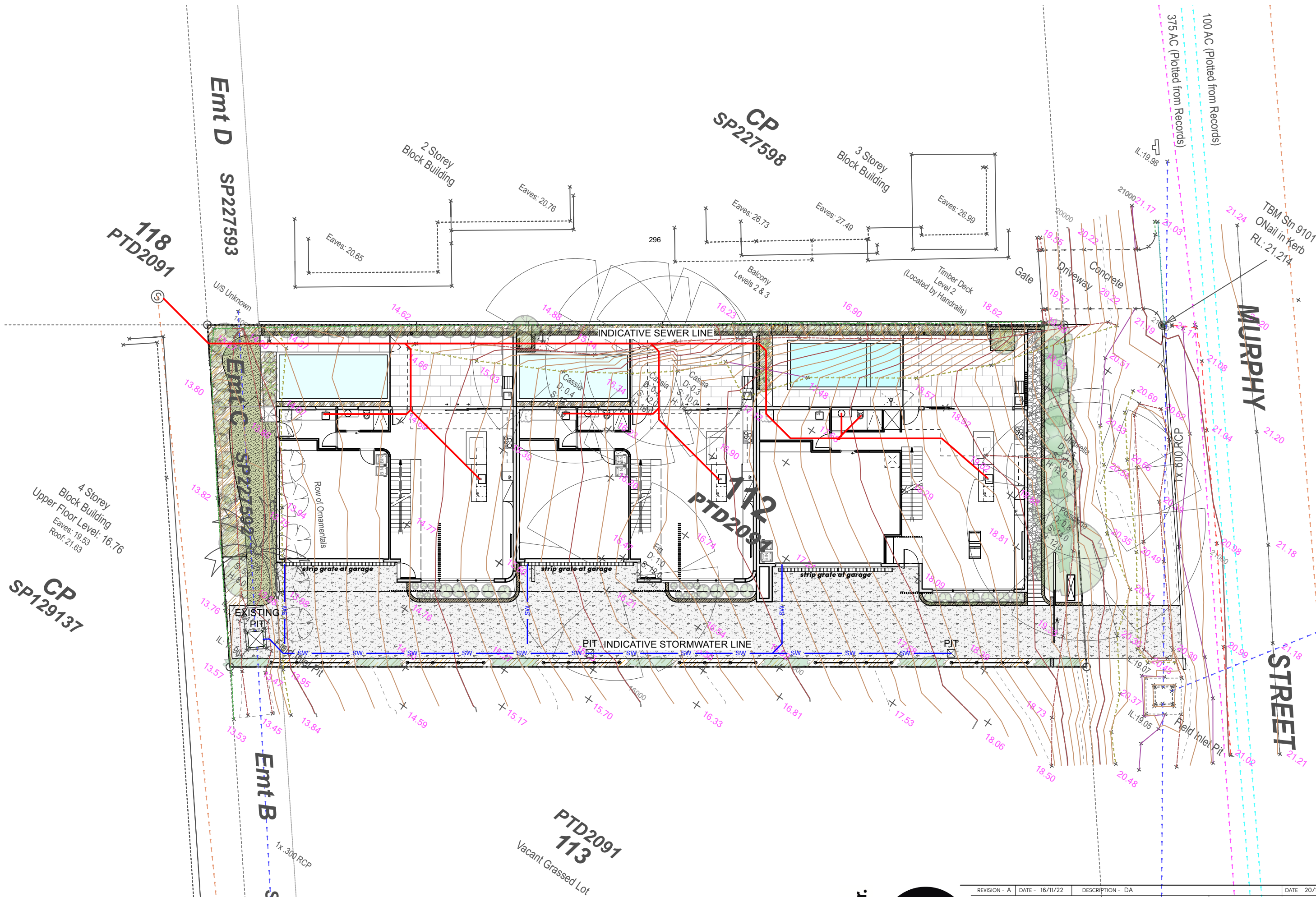


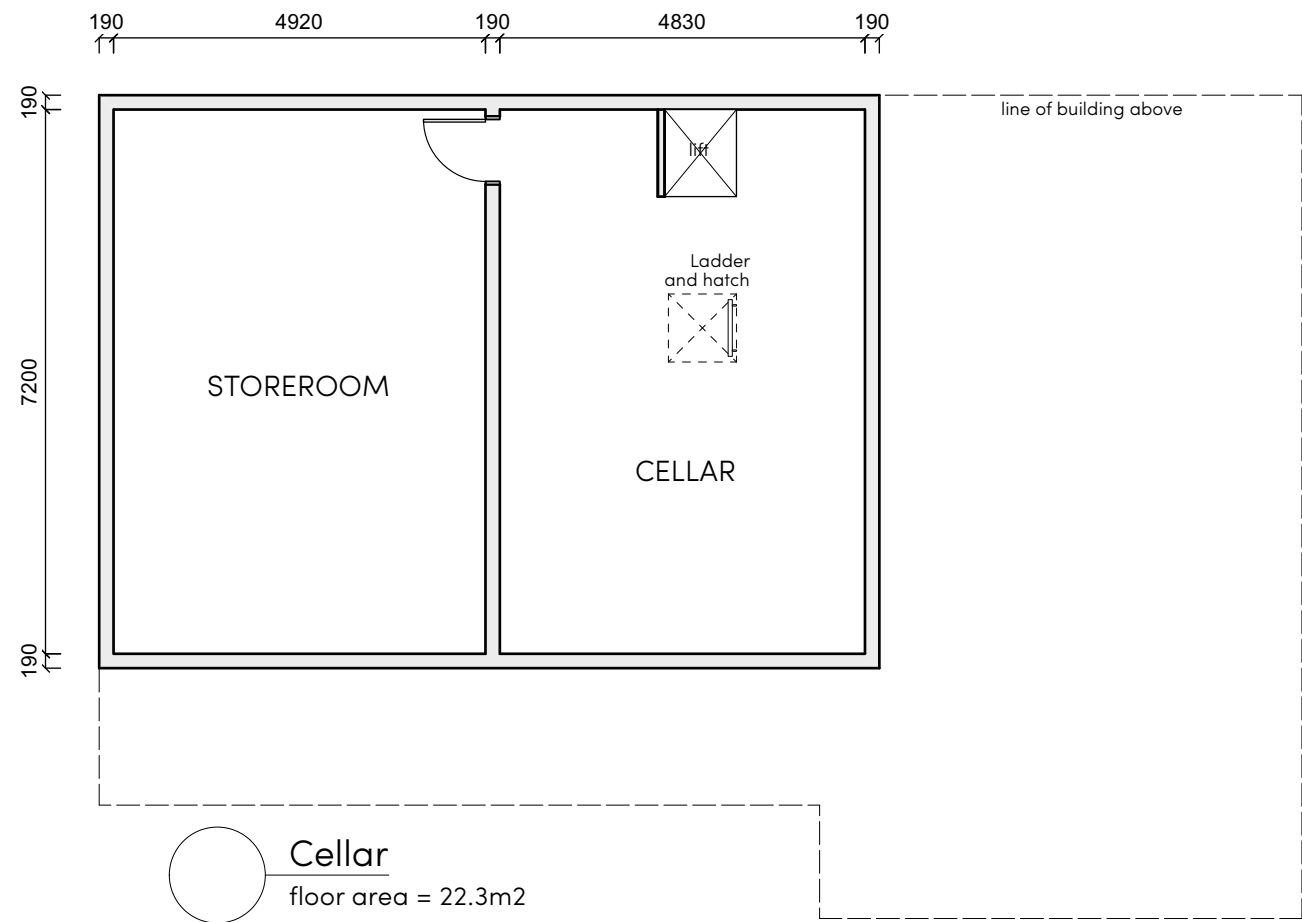
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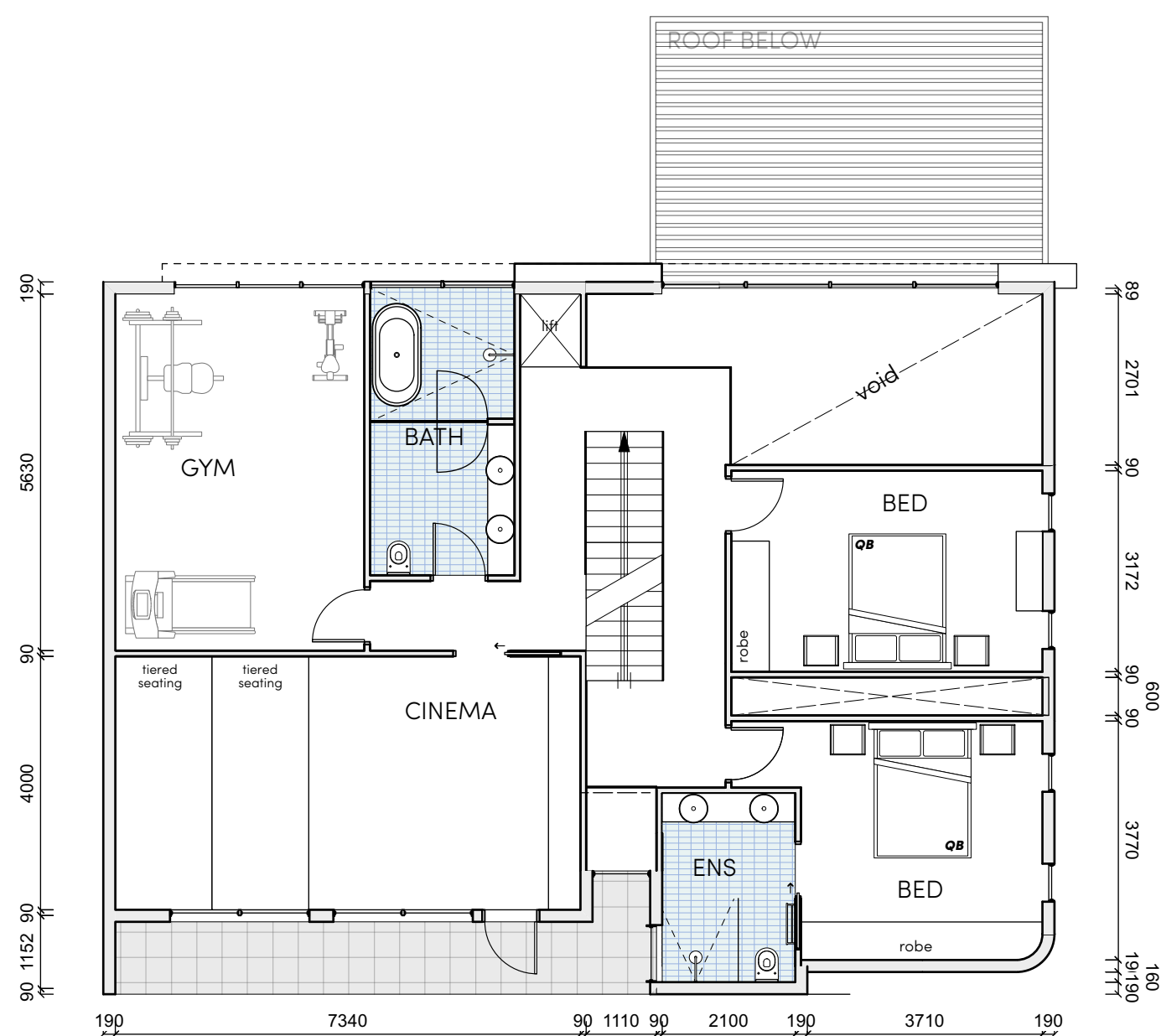


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CLIENT S. Group			DWG # A105
DWG Site Services			PROJECT# J18.115
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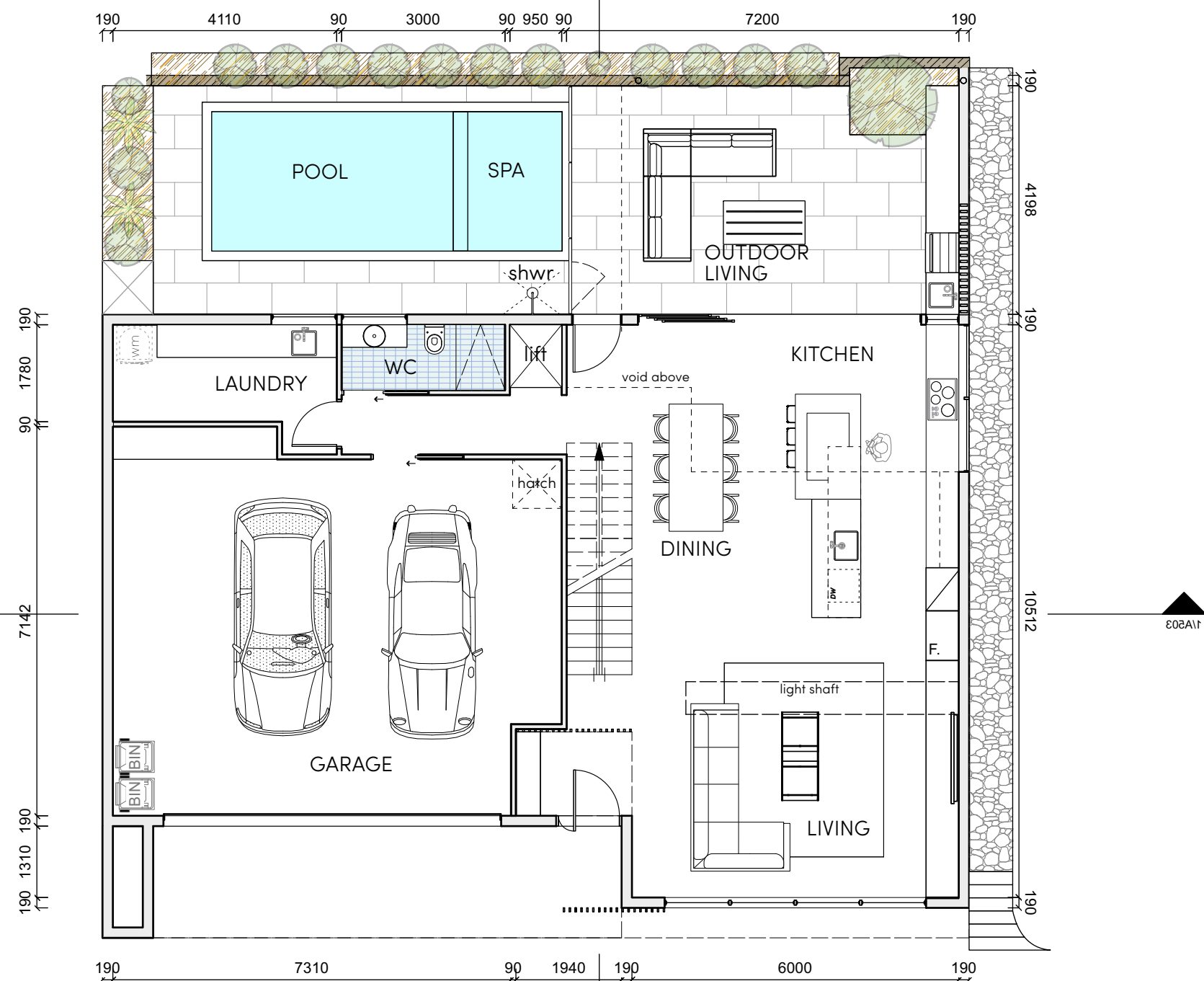




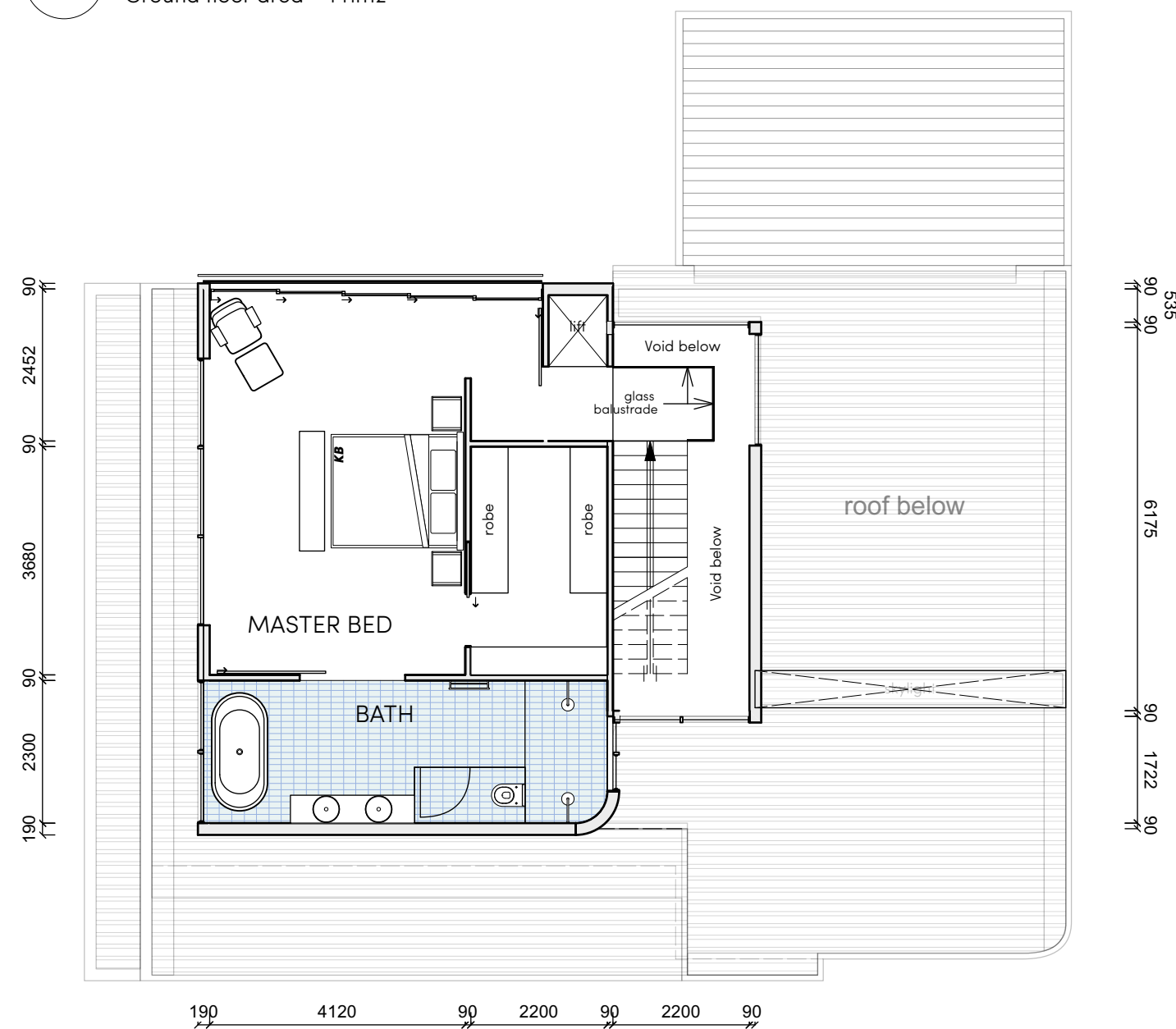
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First Floor UNIT 1
First floor area = 135m²



Ground floor plan
Ground floor area = 141m²

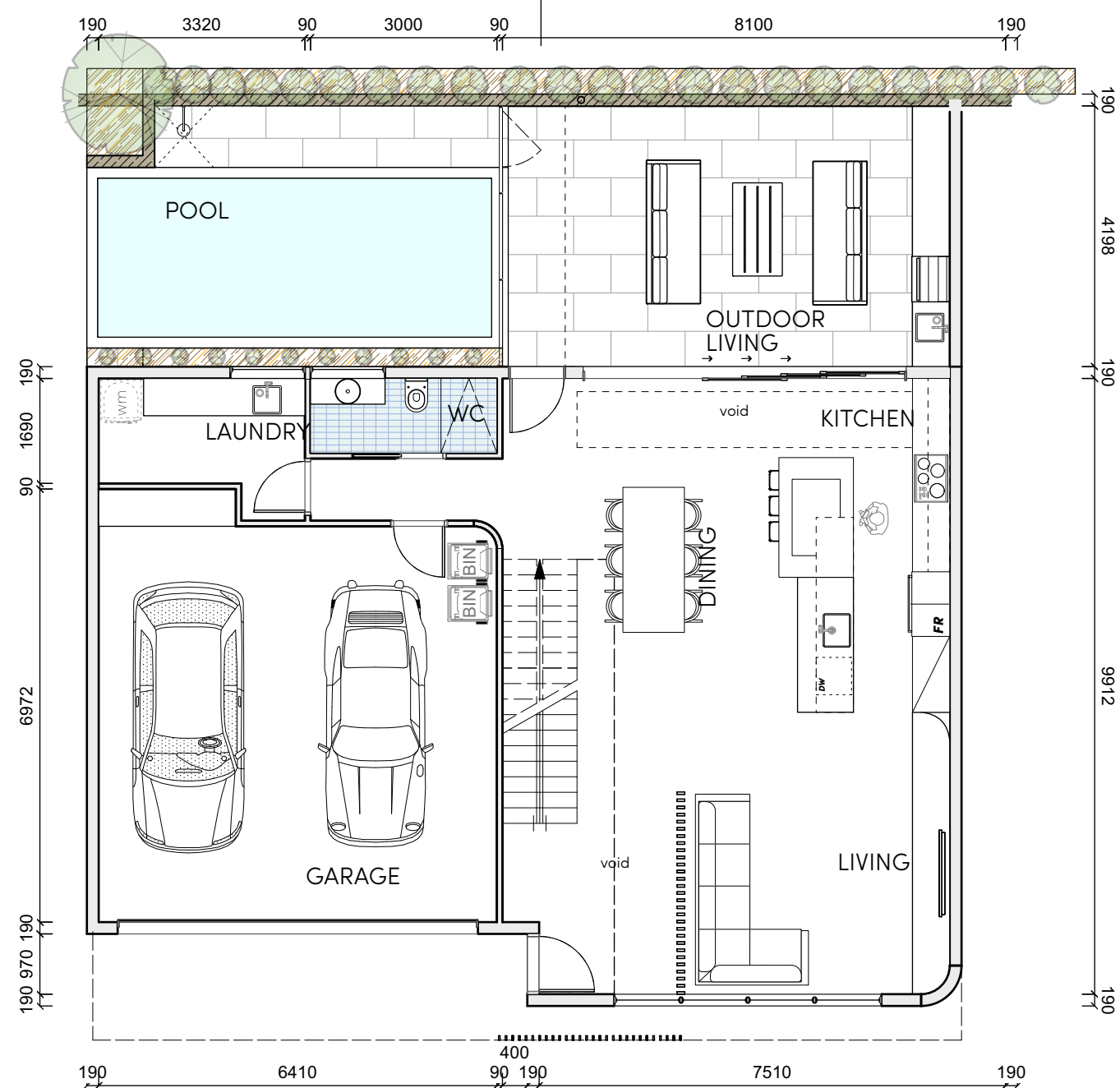


Second floor plan
Second floor area = 69m²

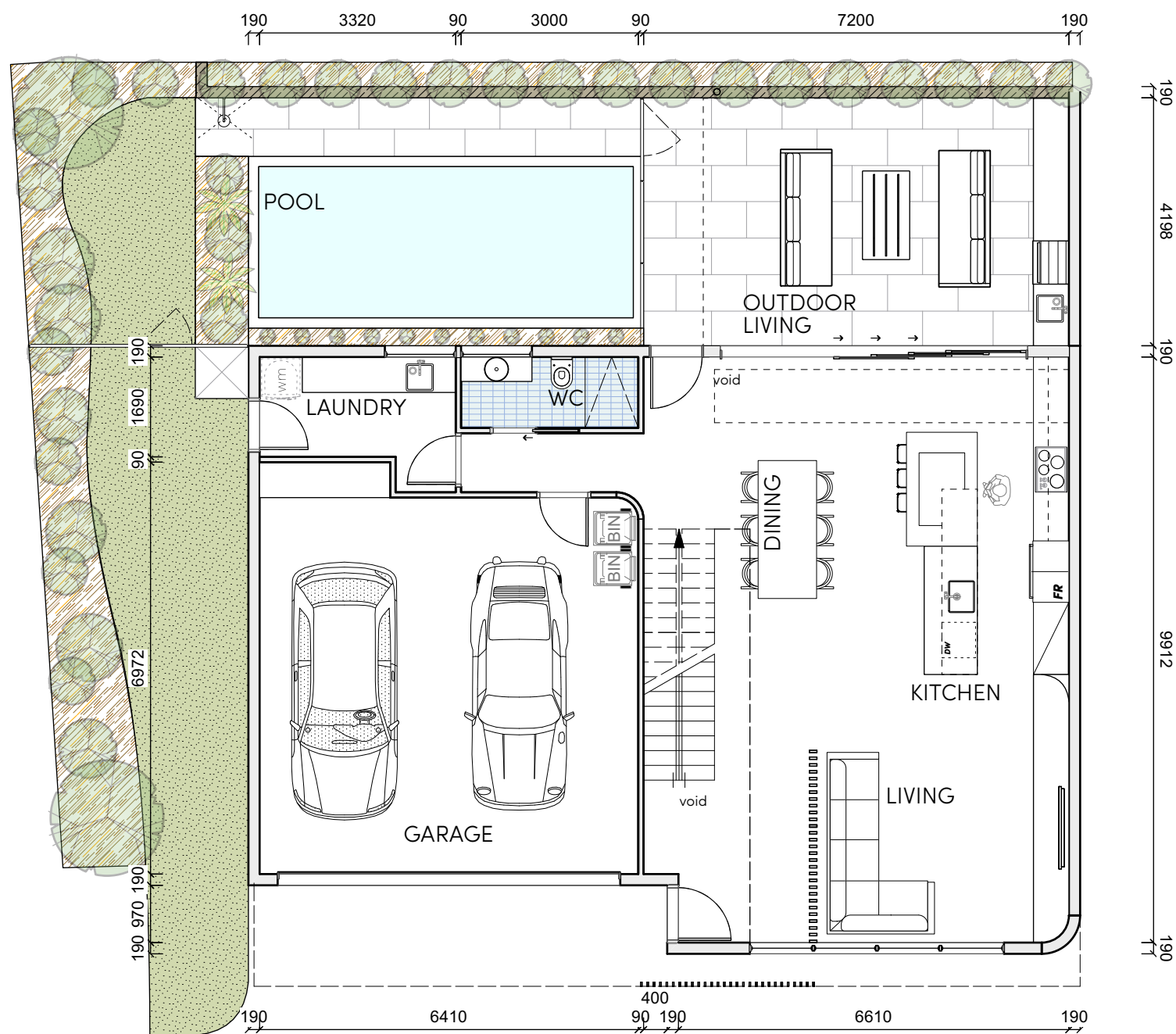
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REVISION - A	DATE - 16/11/22	DESCRIPTION - DA	DATE - 20/12/22
ADDRESS	25 Murphy Street, Port Douglas	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE
CLIENT	S. Group	SCALE @ ISO A2 1:100	DWG #
DWG	Floor Plan Unit 1	DRAWN SG	A201
CHECK		SG	PROJECT# J18.115
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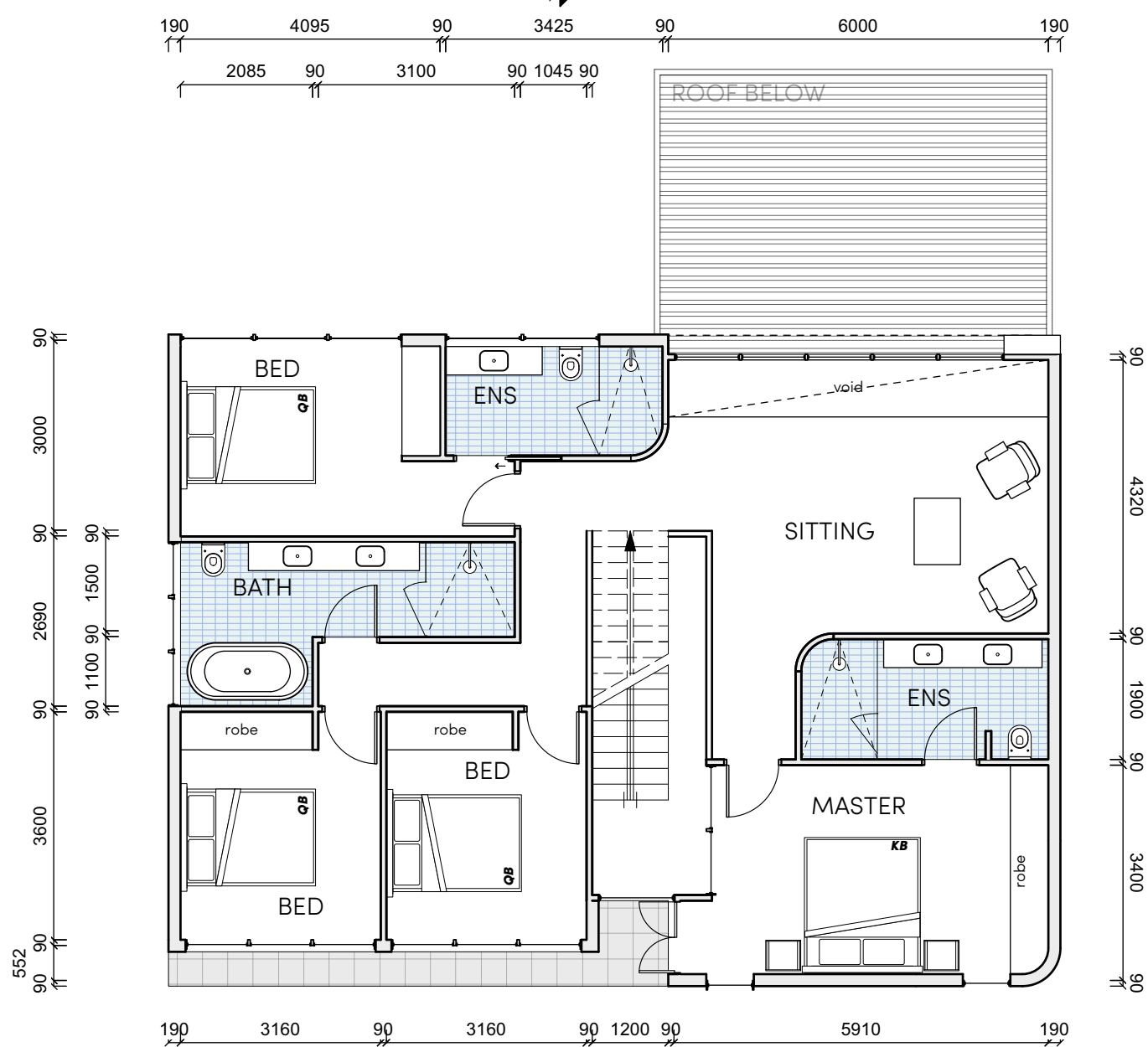
Ground Floor Unit 2
Ground floor area = 130m²



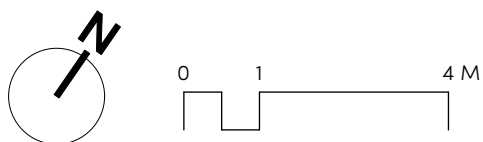
Ground Floor Unit 3
Ground floor area = 130m²



First Floor UNIT 2
Upper floor area = 116m²



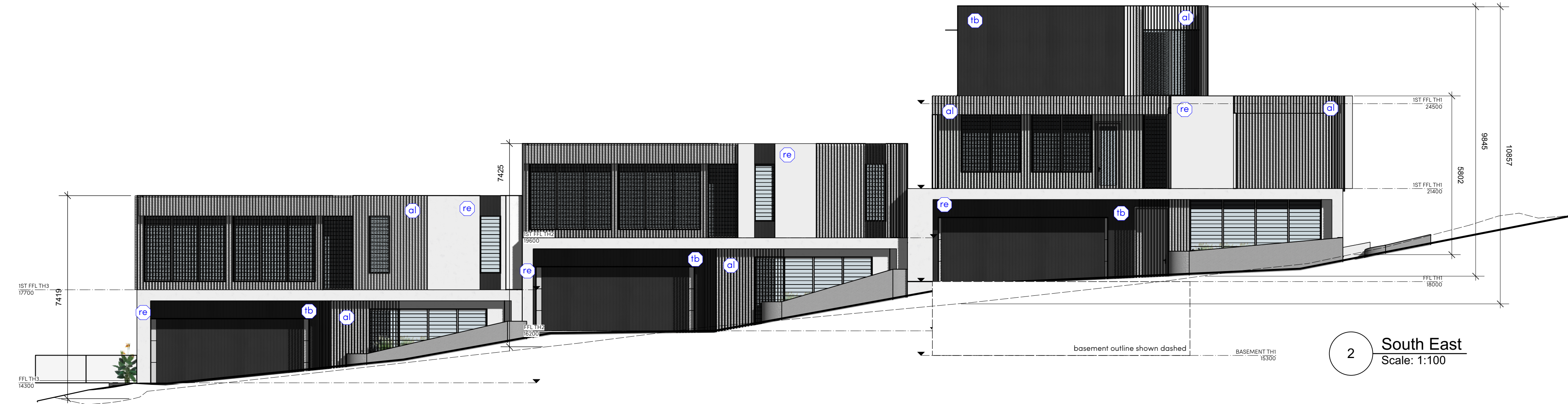
First Floor UNIT 3
Upper floor area = 116m²



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REVISION - A	DATE - 16/11/22	DESCRIPTION - DA	DATE 20/12/22
ADDRESS	25 Murphy Street, Port Douglas		ISSUE DA
CLIENT	S. Group		DWG # A202
DWG	Floor Plan Unit 1 & Unit 2		PROJECT# J18.115
DRAWN	SG	PROJECT#	J18.115
CHECK	SG	PROJECT#	J18.115
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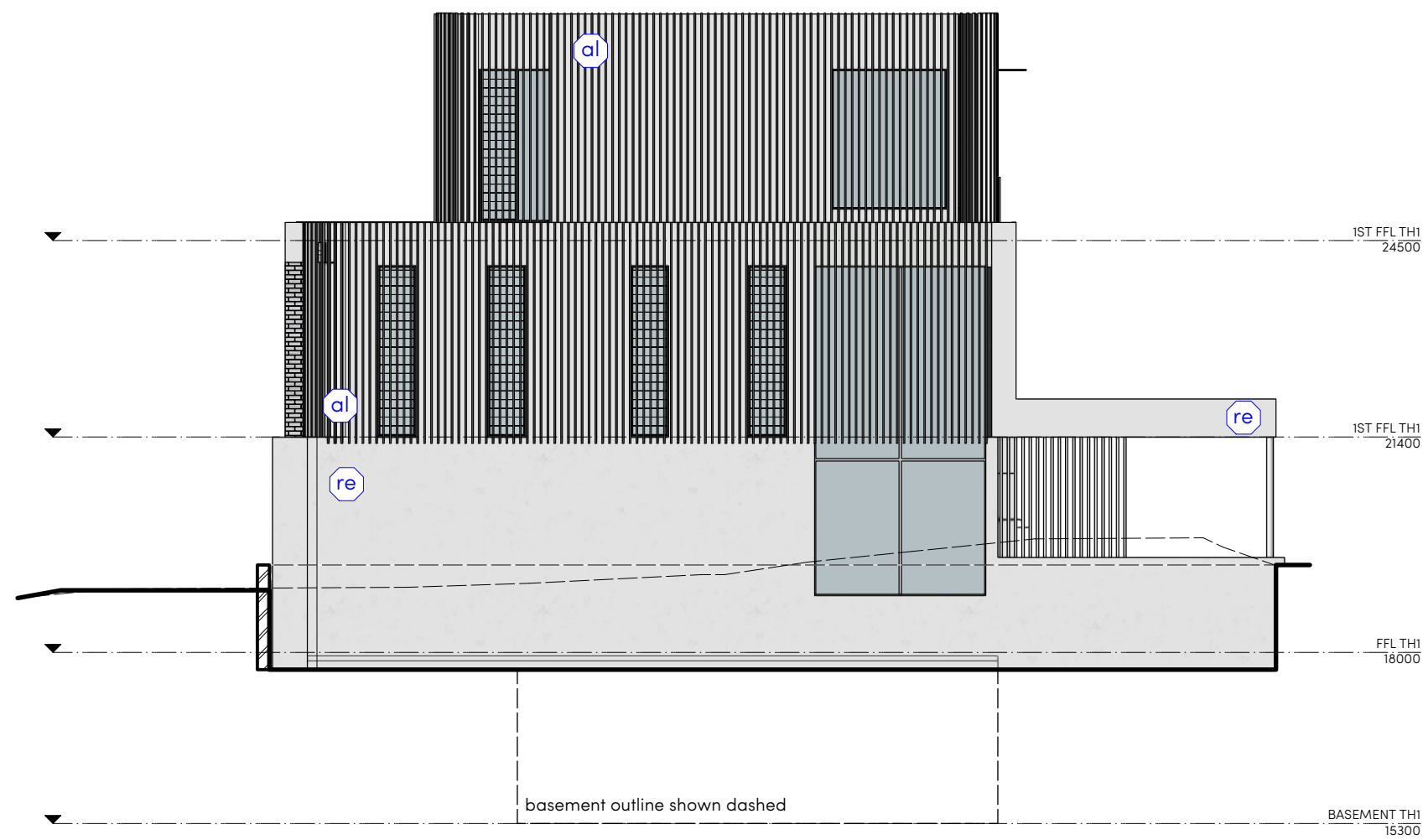
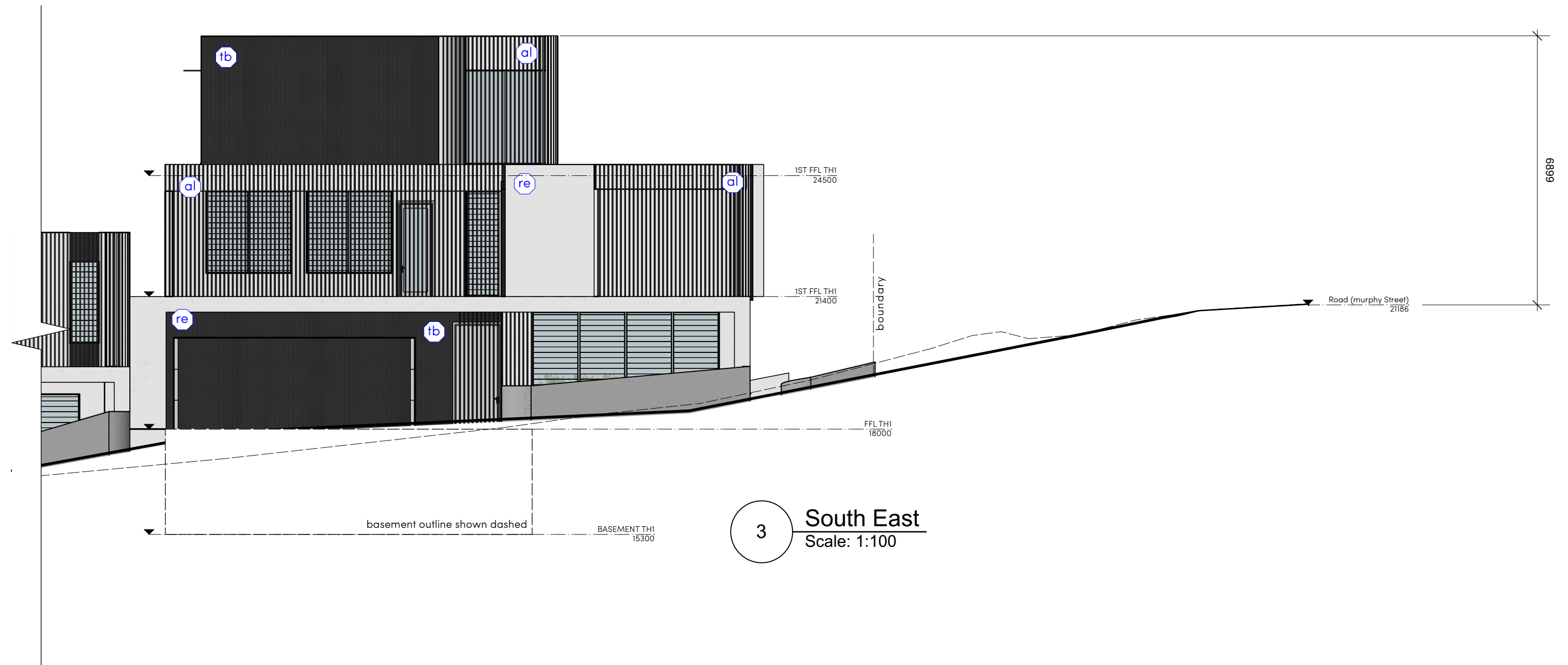
EXTERNAL FINISHES & COLOURS SCHEDULE:

- tb** vertical ebonised shiplap HWD timber cladding
- re** Rendered concrete block / rendered hebel panel
- al** powdercoated aluminium batten screening

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CLIENT	S. Group	SCALE @ ISO A2 1:100	DWG #
DWG	Elevations	DRAWN SG	A301
CHWD	SG	PROJECT#	J18.115
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EXTERNAL FINISHES & COLOURS SCHEDULE:

tb	vertical ebonised shiplap HWD timber cladding
re	Rendered concrete block / rendered hebel panel
al	powdercoated aluminium batten screening

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REVISION - A	DATE - 16/11/22	DESCRIPTION - DA	DATE 20/12/22
ADDRESS	25 Murphy Street, Port Douglas	do not scale off plans all dimensions in millimeters confirm all dimensions on site all work to relevant NCC and AS	ISSUE
CLIENT	S. Group	SCALE @ ISO A2 1:100	DWG #
DWG	Elevations	DRAWN SG	A302
CWGD	SG	PROJECT#	J18.115
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2. RPS Australia East Pty Ltd will not be liable (in negligence or otherwise) for any direct or indirect loss, damage, liability or claim arising out of or incidental to:
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B. RPS Australia East Pty Ltd relying on information provided to it by the Client or a Third Party where the information is incorrect, incomplete, inaccurate, out-of-date or unreasonable;
C. any inaccuracies or other faults with information or data sourced from a Third Party;
D. RPS Australia East Pty Ltd relying on surface indicators that are incorrect or inaccurate;
E. the Client or any Third Party not verifying information in this plan where recommended by RPS Australia East Pty Ltd;
F. lodgement of this plan with any local authority against the recommendation of RPS Australia East Pty Ltd;
G. the accuracy, reliability, suitability or completeness of any approximations or estimates made or referred to by RPS Australia East Pty Ltd in this plan.
3. Without limiting paragraph 1 or 2 above, this plan may not be copied, distributed, or reproduced by any process unless this note is clearly displayed on the plan.
4. Scale shown is correct for the original plan and any copies of this plan should be verified by checking against the bar scale.
5. The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. If not able to be so located, services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made hereon.
6. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

110
PTD2091

CP
SP227598

3 Storey
Block Building

112
PTD2091

118
PTD2091

Emt D
SP227593

2 Storey
Block Building

Emt C
SP227592

4 Storey
Block Building
Upper Floor Level: 16.76
Eaves: 19.53
Roof: 21.63

CP
SP129137

PTD2091
113

Vacant Grassed Lot

CP
SP215434

2 Storey
Timber and Block
Building

LEGEND

- Electricity Pillar
- Light Pole
- Gas Valve
- Fire Hydrant
- Road Crown
- Edge of Bitumen
- Top of Kerb
- IL of Kerb
- Top of Bank
- Toe of Bank
- Change of Grade
- Timber Paling Fence
- Underground Sewer (from records)
- Underground Water (from records)
- Underground Electricity (from records)
- Underground Telstra (from records)
- Underground Gas (from records)
- Kerb Inlet Pit
- Field Inlet Pit
- Drainage Manhole Lid

Roof Apex: 26.11

Roof Apex: 24.55

2 Storey
Timber and Block
Building

NOTES

Level Datum: AHD
Origin of Levels: PM500028
RL: 4.241
Contour Interval: 0.2
Index: 1.0

Origin of Coordinates: Stn 9101
Nail in Kerb (GDA94)
E: 336112.311
N: 8177167.499

Meridian: MGA zone 55



SCALE 1:250 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE (A3).

AMENDMENTS

PROJECT MANAGER DGP	CHECKED
SURVEYED MJW 9/10/21	DRAFTING CHECKED
DRAWN MJW	CAD REF 151226-100.mjo
SHEET SIZE A3	SHEET OF SHEETS 1 1

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MRGL

Detail and Contour Survey
of Lot 112 on PTD2091
25 Murphy Street
Port Douglas
Queensland

SCALE 1:250	DATE 10/12/21	DRAWING NO. 151226-1	ISSUE
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Our ref: PR151976

Attachment C – Douglas Shire Council Infrastructure Plan

