

Our ref: 6197/25

4 December 2025

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

Attention: Development Assessment

Dear Sir/Madam

RE: Application for early concurrence agency response (Siting relaxation –Front and Side Boundary): 85A Mitre Street Port Douglas, Lot 1 on SP332666.

Rapid Building Approvals is acting on behalf of the owner (Eagleview Trust Pty Ltd) of the abovementioned land to seek an early concurrence agency response for a siting dispensation for a proposed dwelling house. The proposed dwelling requires a siting dispensation for the front and side boundaries with the proposed setbacks:

- Front setback: 4546mm
- Side setback: 716mm on the RHS, 850mm on the LHS

In support of this application, the following material has been provided:

1. Plans
2. Confirmation Notice
3. Response to applicable Queensland Development Code MP1.2 performance outcomes.

It is considered that the proposed setbacks do not adversely impact upon the residential amenity of the area or the adjoining allotments. Should you require any further information or assistance in relation to this manner please don't hesitate to contact Ryan Bird on 1300 163 814 or via email at approvals@rapidapprovals.com.au

Regards,

Ryan Bird,
Certifier.

Applicable QDC Performance Outcomes from MP1.2

Acceptable Outcomes	Response
<p>P1 The location of a building or structure facilitates an acceptable streetscape, appropriate for – (a) the bulk of the building or structure; and (b) the road boundary setbacks of neighbouring buildings or structures; and (c) the outlook and views of neighbouring residents; and (d) nuisance and safety to the public.</p>	<p>The proposed dwelling house has a front setback of 4546mm from the front bedrooms, with the garage being further setback. The proposed setbacks are only for a portion of the front elevation of the dwelling.</p> <p>The front setback is similar to some of the other properties on the street, however the dwelling is located on a smaller allotment and is more constrained than other adjoining properties.</p> <p>There are no perceived impact on the outlooks and view of neighbouring residents. The dwelling is consistent with the residential amenity of the area and does not impede the main views of the dwellings towards the golf course.</p> <p>There are also no perceived impacts on public safety with sufficient distance for sightlines for vehicles reversing from the property.</p>

Acceptable Outcomes	Response
<p>P2 (a) provide adequate daylight and ventilation to habitable rooms; and (b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots.</p>	<p>The proposed side setback does not impede daylight and ventilation to either the adjoining allotment or the dwelling on the allotment. The side elevation of the dwelling features an articulated elevation with varied setbacks to provide more setback between certain parts of the dwelling and the adjoining properties.</p>

(c) do not adversely impact on the amenity and privacy of residents on adjoining lots.

The proposed dwelling will have no adverse impact on amenity and privacy to the adjoining properties. The elevations of the proposed dwelling have reduced windows along the side elevations to reduce potential overlooking. Fencing and landscaping is located between the allotments to provide some screening.

4 December 2025

Eagleview Trust Pty Ltd
PO Box 1014
Bungalow QLD 4870

Confirmation Notice

Planning Regulation 2017

To Whom it May Concern,

Confirmation notice

(Given under section 2 OR section 3.4 OR section 3.6 OR section 26.2 of the Development Assessment Rules)

The development application described below was properly made to Rapid Building Approvals on 01/12/2025

Applicant Name	Lee Haereroa Eagleview Trust Pty Ltd
Applicant Contact Number	
Our Reference	6197/25
Assessment Manager	Ryan Bird - Rapid Building Approvals
Description of Works	New Dwelling
BCA Classification	1a
Address	Lot 1, 85A Mitre Street Port Douglas QLD 4877 Australia
Lot and Plan	1 SP332666

Public notification details

Part 4 of the Development Assessment Rules is not applicable to this development application.

Referral Agencies

Part 2 of the Development Assessment Rules is applicable to the development application.

The development application must be referred to all relevant referral agency(s) within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

The development application must be referred to the following referral agencies:

- Douglas Shire Council

Information Request

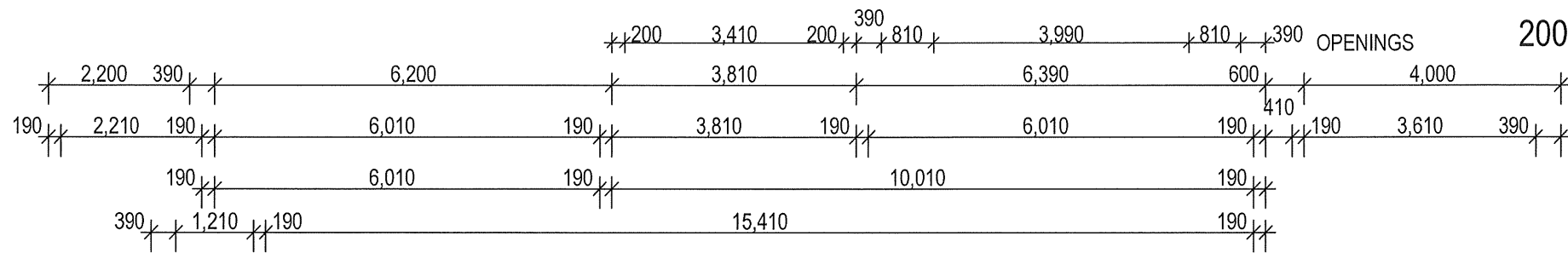
The assessment manager does intend to make an information request, and if you need further clarification please contact Rapid Building Approvals on 1300 163 814 who will be happy to assist.

Yours Sincerely
Ryan Bird
Accreditation No: A15019600

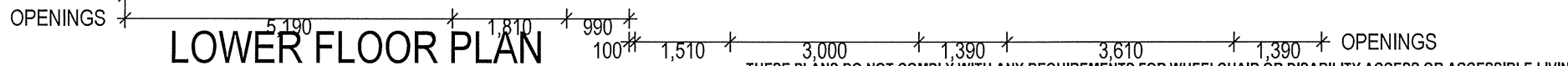
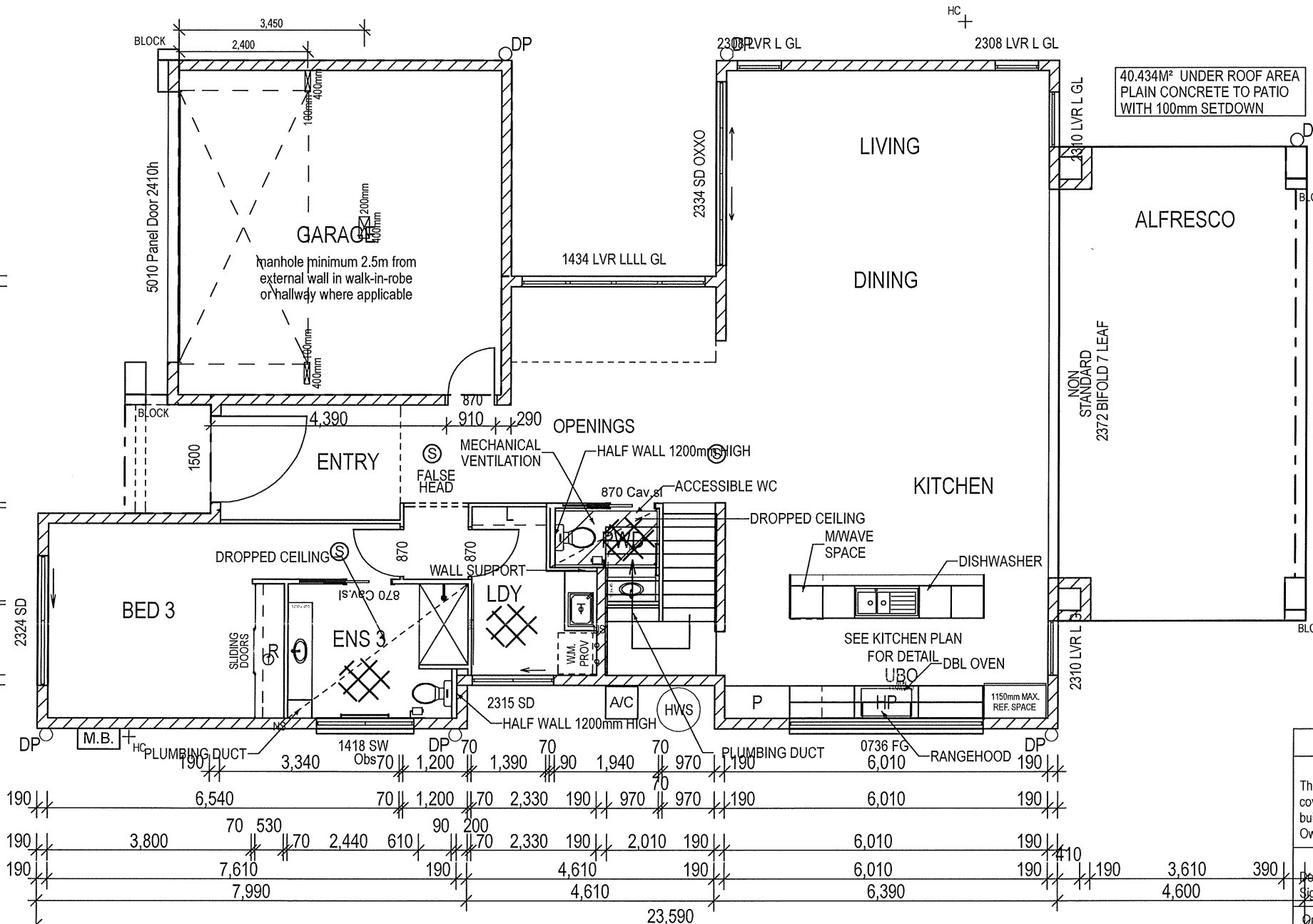


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ROOF PITCH 3°



LOWER FLOOR PLAN

LOWER FLOOR AREA	194.59 M2
UPPER FLOOR AREA	155.23 M2
PORCH/CARPORT AREA	40.43 M2
BALCONY AREA	2.39 M2
PATIO % OF FOOTPRINT	17.2%

SCALE	1:100
ROOF	Metal 25°
EXT WALL	190 BLOCK
LOWER CEILING HT	2750
UPPER CEILING HT	2750
WIND RATING	C2

LINTELS

L3 190 x 35 F17 KD	L10 260 x 65 HYN 17C
L4 220 x 35 F17 KD	L11 330 x 65 HYN 17C
L5 220 x 70 F17 KD	L12 350 x 65 HYN 21C
L6 240 x 70 F17 KD	
L7 165 x 65 HYN 17C	
L8 230 x 65 HYN 17C	
L9 295 x 65 HYN 17C	

L17 85 x 8 FLAT BAR	MIN. 90mm END SUPPORT
L18 100 x 100x 6 ANGLE	
L19 150 x 100 x 8 ANGLE	MIN. 150mm END SUPPORT
L20 100 x 100 x 10 EQUAL ANGLE	WITH 200 x 6 MS PLATE
	STITCH WELDED TO BACK
	MIN 150 END SUPPORT

Beams and lintels may be substituted by the builder with suitable alternative product

* WINDOWS:
PV-Permanent Vent
Obs-Obscure SafetyGlass
SG-Safety Glass
X-Movable Panel
O-Fixed Panel
CB-Colonial Bars
FT-Fixture Trap. Not floor

Head height 200 series block

COMPLIANCE INDEMNITY

The owner confirms that the land and the dwelling are not subject to Town Planning conditions and/or covenants which require the developer's and/or local authority approvals, and the owner indemnifies the builder and designer against any loss however sustained due to the owners failure to ensure compliance.

Owner/s: _____ Witness: _____ Date: ____/____/____

COVENANT APPROVAL

Developer/Agent: _____ Estate: _____

Signature: _____ Witness: _____ Date: ____/____/____

Only sign if 100% correct. If not correct please contact your consultant.

CLIENT: _____ DATE: 1/12/25

CLIENT: _____ DATE: 1/12/25

BUILDER: _____ DATE: 1/12/25

NOT TO BE MODIFIED WITHOUT WRITTEN AUTHORITY

AB THOMAS EAGLEVIEW P/L ATF

Lot 1 Mitre Street, PORT DOUGLAS

QLD, 4877

RP. SP 332666

MAP REF.

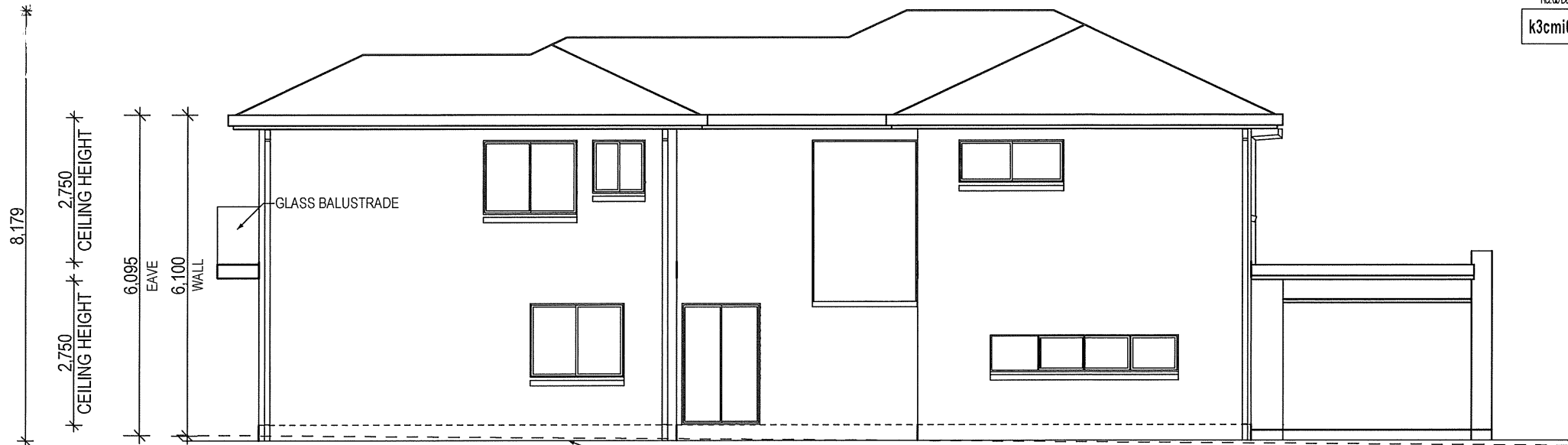
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Ref'd to Date 25/11/2025 on 3823

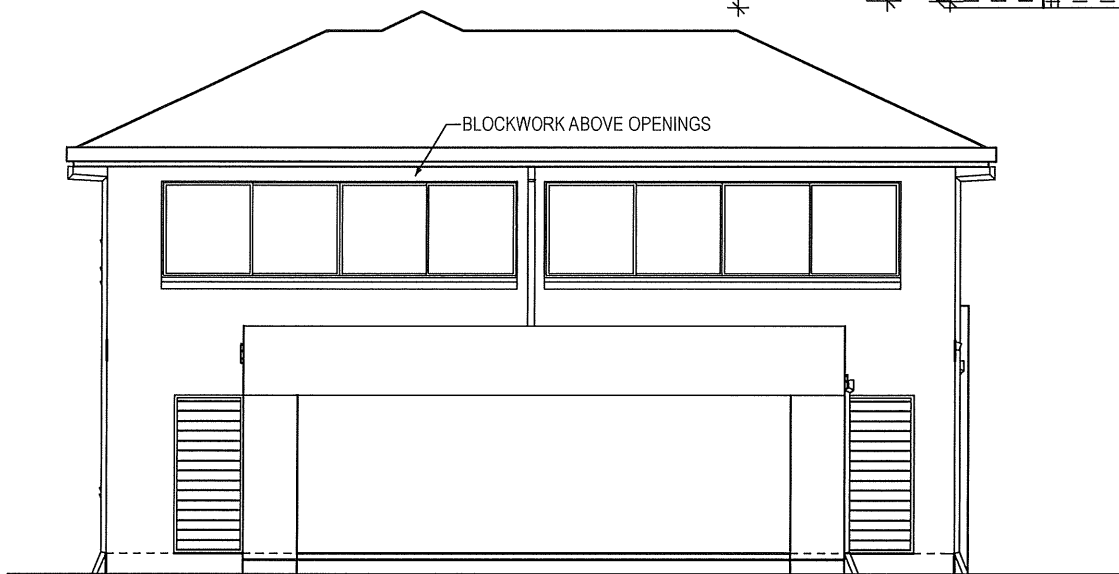
3823

k3cmi0b41e4

2:56cm3823:k3cmi0b41e4



ELEVATION 1
EXISTING GROUND LINE
(NATURAL GROUND LEVEL)



ELEVATION 2



ELEVATION 4



ELEVATION 3

ARTICULATION JOINT SPACING: 5m

Only sign if 100% correct. If not correct please contact your consultant.

CLIENT: *[Signature]* DATE: *1/12/25*

CLIENT: *[Signature]* DATE: *1/12/25*

BUILDER: *[Signature]* DATE: *1/12/25*

NOT TO BE MODIFIED WITHOUT WRITTEN AUTHORITY

AB THOMAS EAGLEVIEW P/L ATF

Lot 1 Mitre Street, PORT DOUGLAS

QLD, 4877

RP. SP 332666

MAP REF.

3823

1 MAWOOD LTD. LIC. 25373 (QLD) 74336 (NSW)

DRAWN BY: ddb 21/11/2025

CARRINGTON HOMES

Home to 70,000 Australians
WWW.DIXONHOMES.COM.AU
1300 10 10 10
Admired since 1959

LOWER FLOOR AREA	194.59 M2
UPPER FLOOR AREA	155.23 M2
PORCH/CARPORT AREA	40.43 M2
BALCONY AREA	2.39 M2
PATIO % OF FOOTPRINT	17.2%

SCALE	1:100
ROOF	Metal 25°
EXT WALL	190 BLOCK
LOWER CEILING HT	2750
UPPER CEILING HT	2750
WIND RATING	C2

NOTE: WINDOWS AND DOORS SHOWN
ARE STANDARD BLOCKS ONLY.
FOR DETAIL ON PANEL SIZE & POSITION
SEE CODES ON THE FLOOR PLAN.
WINDOW SIZE AND STYLE ARE INDICATIVE
ONLY AND MAY VARY DEPENDING ON SUPPLIER

Plan Dimensions/Errors and Omissions.
Where inadvertent changes to the originally specified
dimensions and/or spaces occur, the Owner(s) will only be
entitled to compensation for consequential financial loss on a
resale basis, as assessed by a registered valuer nominated
by the Queensland Institute of Valuers and a refund for
items charged for, but not incorporated in the Contract

JOB 3823

CUSTOM DESIGN

EARTHWORKS
GL: 3.25 approx
FFL: 3.55 approx

Side Scrape, Import & Compact fill
to provide level building pad

NOTES:

- * When preparing plumbing & drainage plan, position pipes under floor slab to allow for shortest possible run
- * All dimensions, boundary and setbacks to be verified on site

The pad and slab height levels are to be read as that stated plus or minus 300mm and subject to further changes due to moisture content, settlement, bulking and / or similar. The client accepts that those levels will be varied without further notice to avoid extra costs of importing or disposing of fill.

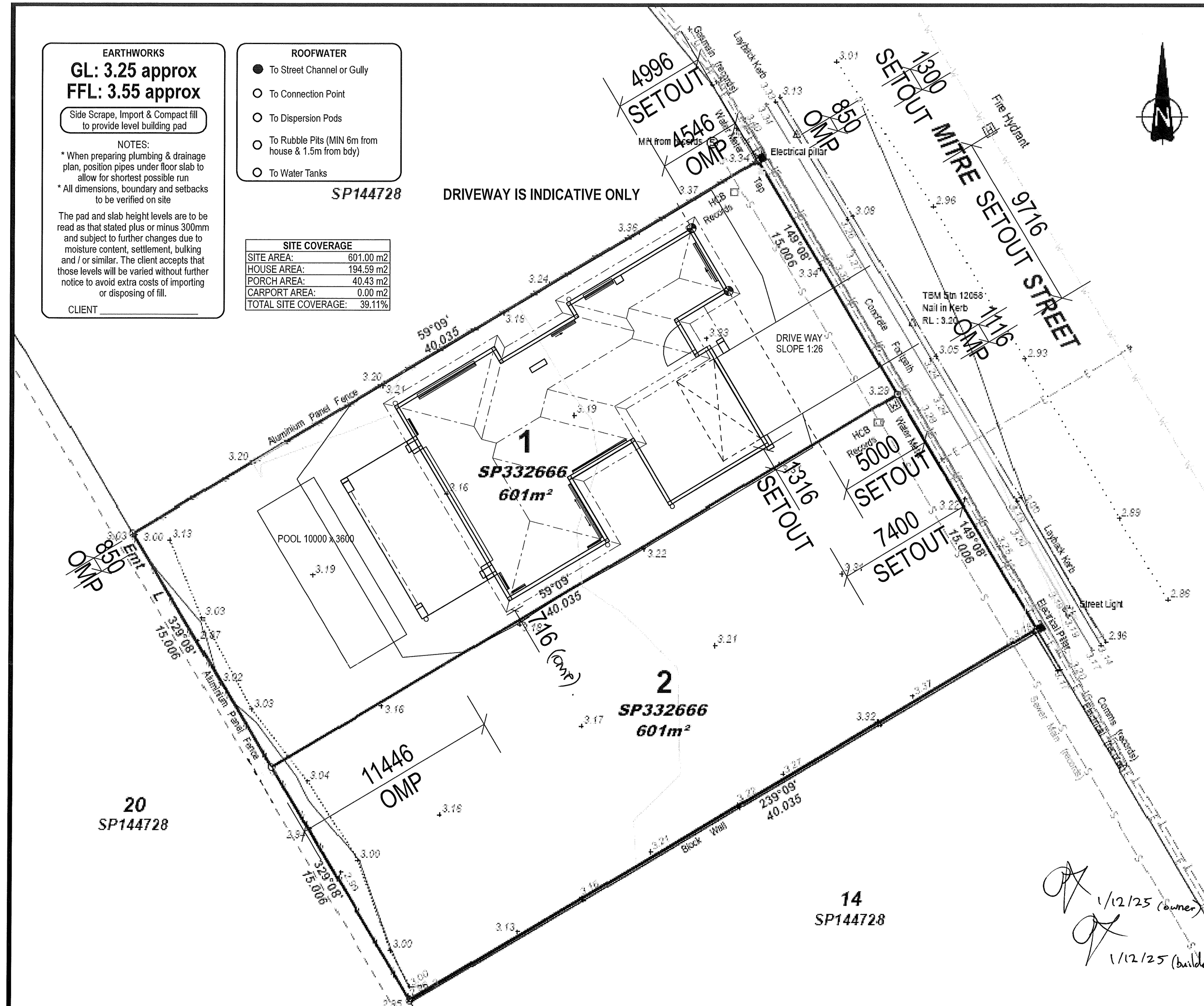
CLIENT _____

- ROOFWATER**
- To Street Channel or Gully
 - To Connection Point
 - To Dispersion Pods
 - To Rubble Pits (MIN 6m from house & 1.5m from bdy)
 - To Water Tanks

SITE COVERAGE	
SITE AREA:	601.00 m ²
HOUSE AREA:	194.59 m ²
PORCH AREA:	40.43 m ²
CARPORT AREA:	0.00 m ²
TOTAL SITE COVERAGE:	39.11%

SP144728

DRIVEWAY IS INDICATIVE ONLY



IMPORTANT NOTE

- This plan was prepared for the sole purpose of the client for the specific purpose of providing a detail plan. This plan is strictly limited to the purpose and shall not be used for any other purpose, use or matter. This plan is prepared without the assumption of liability of any kind for any other purpose (other than the Client's (Third Party)) and may not be relied on by Third Party.
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 - RPS AAP Consulting Pty Ltd relying on surface indicators that are incorrect or inaccurate;
 - the Client or any Third Party not warning information in this plan where recommended by RPS AAP Consulting Pty Ltd;
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 - the accuracy, reliability, suitability or completeness of any approximations or estimates made or referred to by RPS AAP Consulting Pty Ltd in the plan.
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- Scale shown is correct for the original plan and any copies of the plan should be verified by checking against the original scale.
- The title boundaries as shown herein were not marked at the time of survey and have been determined by plan dimensions only and not by field survey.
- Underground services have not been plotted or have been plotted from records and are approximate only. 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.

TREES OVERHAND MITRE STREET

Level Datum: AHD D
Contour Interval: 0.2m
Index: 1.0m
Meridian: SP332666



SCALE 1:200 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE (A3).

PROJECT MANAGER D. Garget		CHECKED
SURVEYED JMH		DRAFTING CHECKED
DRAWN DG&DP		CAD REF
SHEET SIZE A3	SHEET 1 OF SHEETS 1	AU004352-189.mjo

RPS

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P.O. Box 1949
CAIRNS QLD 4870

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W rpsgroup.com.au

MORE THAN 1959
DIXON HOMES

Ab Thomas Eagleview Pty Ltd Atf

Contour & Detail Survey
Lot 1 on SP332666
Mitre Street
CRAIGLIE
Local Govt: Douglas Shire

SCALE 1:200	DATE 22/10/25	DRAWING NO. AU004352-189	ISSUE
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