

## Georgia Graham

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**From:** Planner | Planz Town Planning <planner@planztp.com>  
**Sent:** Thursday, 30 January 2025 3:22 PM  
**To:** Jenny Elphinstone  
**Cc:** Nikki Huddy | Planz  
**Subject:** RE: Notice to suspend the appeal period - MCUC 2024\_5568 8 Davidson St Port Douglas  
**Attachments:** 2403-011-SD-L-04.pdf; LBT-01 Site Plan (N).pdf; LBT-01 Proposed Floor Plan (M).pdf; LBT-01 Elevation & Section (K).pdf; LBT-01 Planning Compliance (K).pdf

Hi Jenny,

Please find attached amended landscape and architectural plans.

The following changes are requested to the conditions contained in Council's Decision Notice dated 5 November 2024 –

1. It is requested that the table of approved plans be updated to reflect the attached plans.
2. It is requested that Condition 3b be deleted as the species proposed consist of plants that are easily removed, and generally shallow rooted.
3. It is requested that Condition 3dii be deleted as the internal driveway access is not a thoroughfare for vehicles to access the sewer. If required, direct access to the sewer is available via the driveway on the adjacent premises.
4. It is requested that Condition 19 be amended to reflect the attached landscape plan
5. It is requested that Condition 19a be deleted for consistency with the revised landscape plan. It is noted that Condition 10 addresses the potential issue of landscape removal associated with the sewer main with all rehabilitation and replacement of landscaping to be undertaken at the landowner's expense.

Please don't hesitate to contact me if any further detail is required. We look forward to discussing the proposed changes to conditions before the assessment is finalised.

Regards,  
Peter

Peter Boyd  
Planz Town Planning  
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**From:** Planner | Planz Town Planning  
**Sent:** Thursday, 19 December 2024 2:11 PM  
**To:** Jenny Elphinstone <Jenny.Elphinstone@douglas.qld.gov.au>  
**Cc:** Nikki Huddy | Planz <nikki.huddy@planztp.com>  
**Subject:** Notice to suspend the appeal period - MCUC 2024\_5568 8 Davidson St Port Douglas

Hi Jenny,

We refer to the above development approved by Douglas Shire Council and the Decision Notice dated 5 December 2024.

We wish to suspend the applicant's appeal period for a period of 20 business days in accordance with section 75(2) of the *Planning Act 2016* to enable us to make change representations.

We understand that the period in which to make change representations will end on 31 January 2025.

Regards,  
Peter

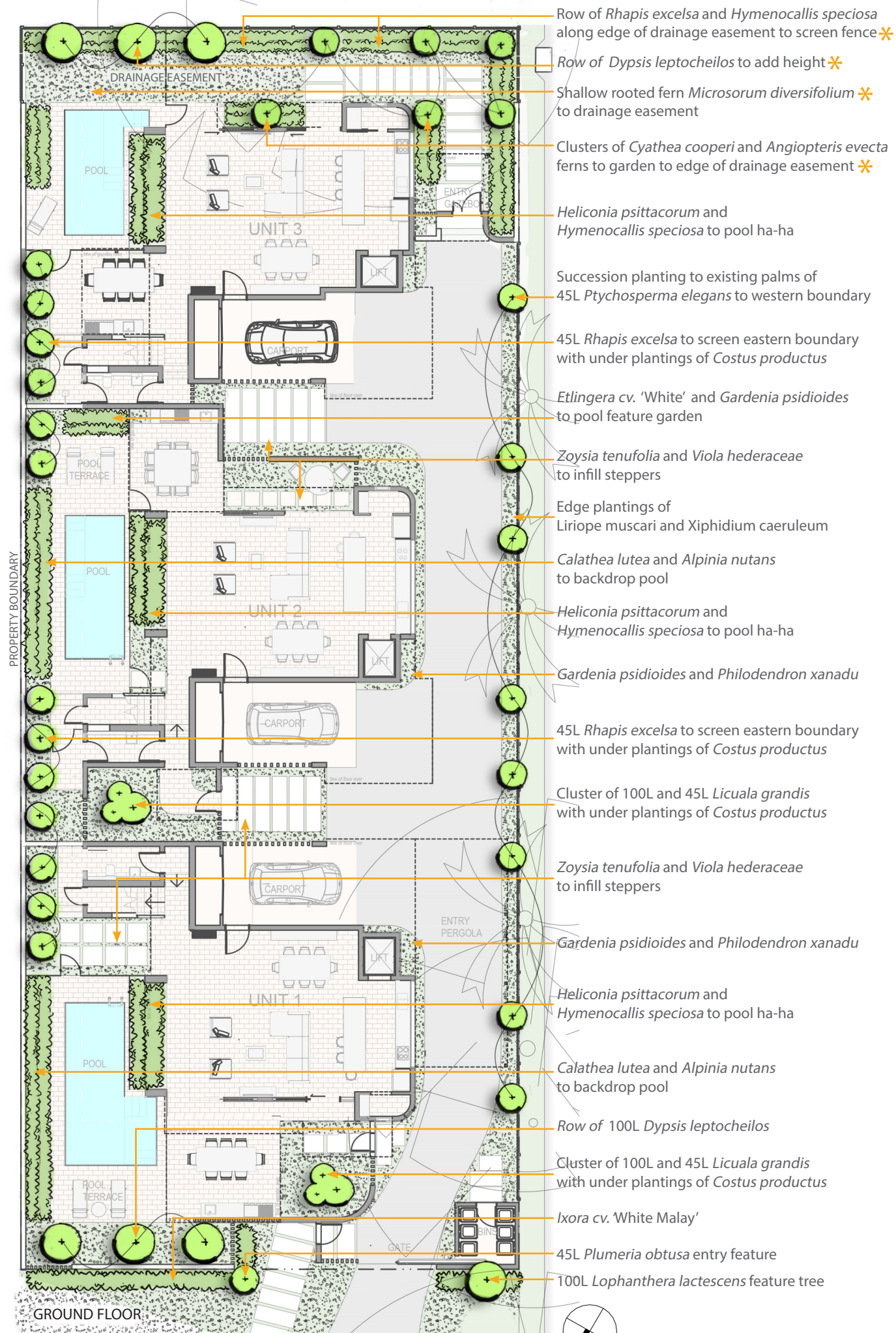
Peter Boyd  
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## PALMS & TREES - CANOPY

Structurally elegant palm and tree species creating height and filtered shade to beneath gardens. Flowering and foliage species to frame the built form and existing views. Feature large fern species aggregated around drainage swale, creating a natural creek atmosphere.



## SCREENING SHRUBS - MID STORY

Robust species to screen hard walls and create mid story depth. Visually striking flowering species to create pockets of interest to pool surrounding gardens.



## GROUND COVERS & LOW SHRUBS - UNDER STORY

Dense plantings of hardy, low growing and ground covering species. Illustrating garden extents, whilst creating further depth and detail to garden understory.



\*Planting within drainage easement



**LANDPLAN**  
LANDSCAPE ARCHITECTURE

PLANTING CONCEPT  
REVISED

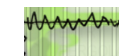
SHEET L1.01

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21/01/2025

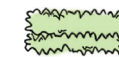






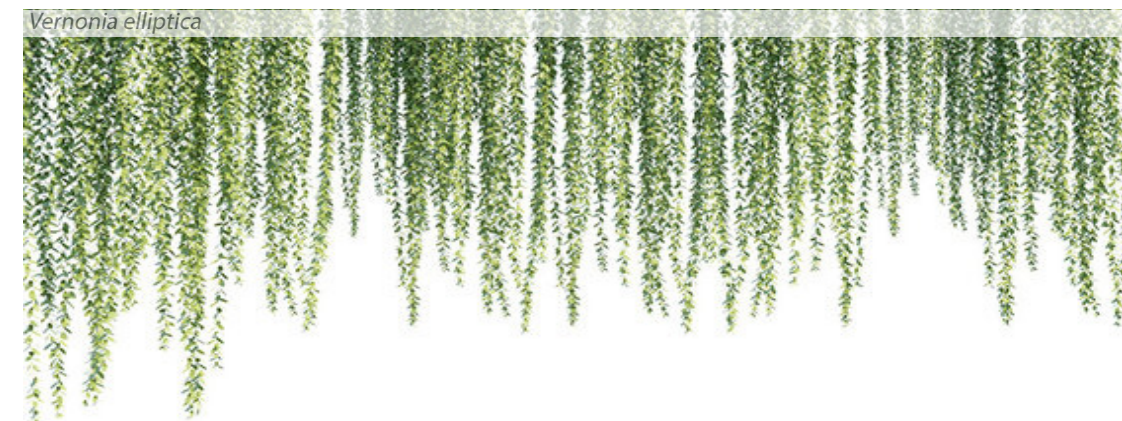
## VINES & CLIMBERS - ARBOURS

Prolific flowering climbers to veil overhead arbours, casting dense shade to beneath surfaces and creating 'green corridors'. Species planted to arbour posts and planters above to climb onto arbour framing.



## SHRUBS & CREEPERS - TERRACE PLANTERS

Vertical greening to building facade with the use of cascading species. Broad leaved foliage species to contrast. Showy feature tree and robust ground covers planted within large feature pots to roof terraces, framing views.



**LANDPLAN**  
LANDSCAPE ARCHITECTURE

PLANTING CONCEPT REVISED

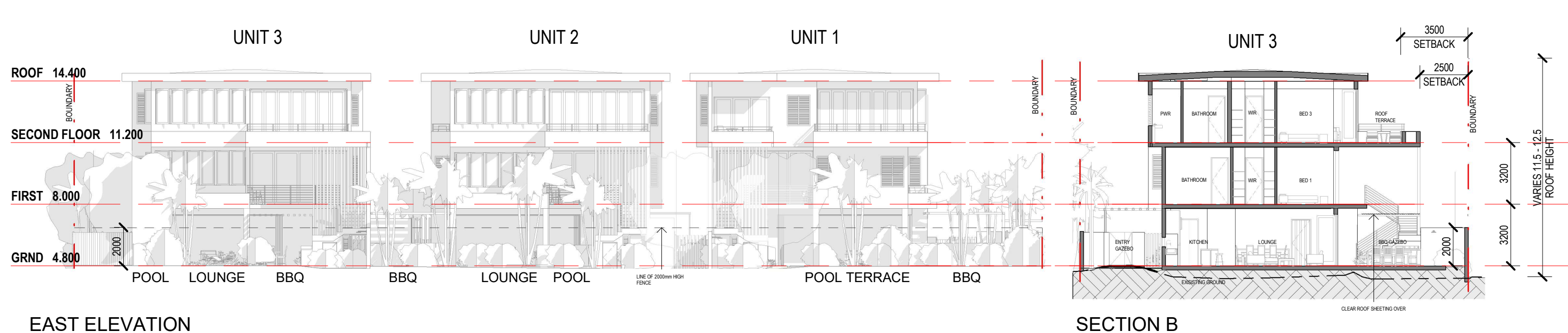
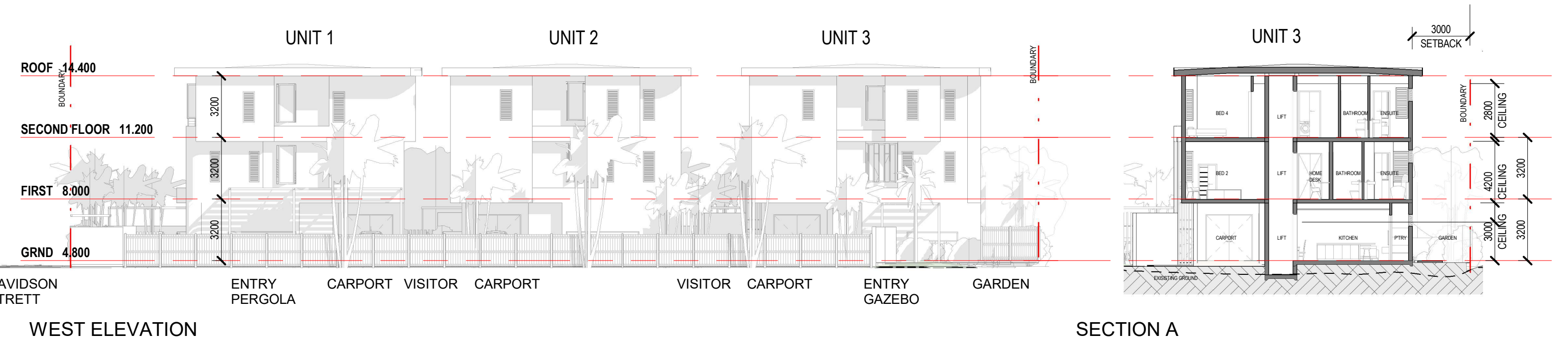
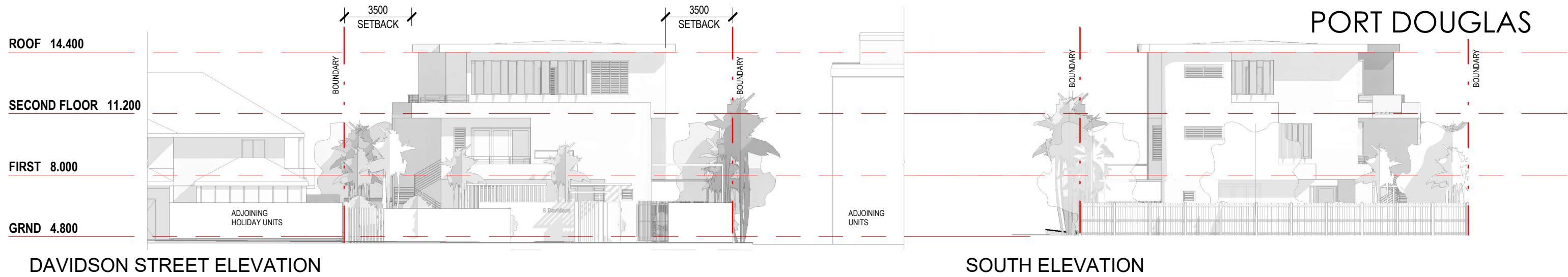
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21/01/2025



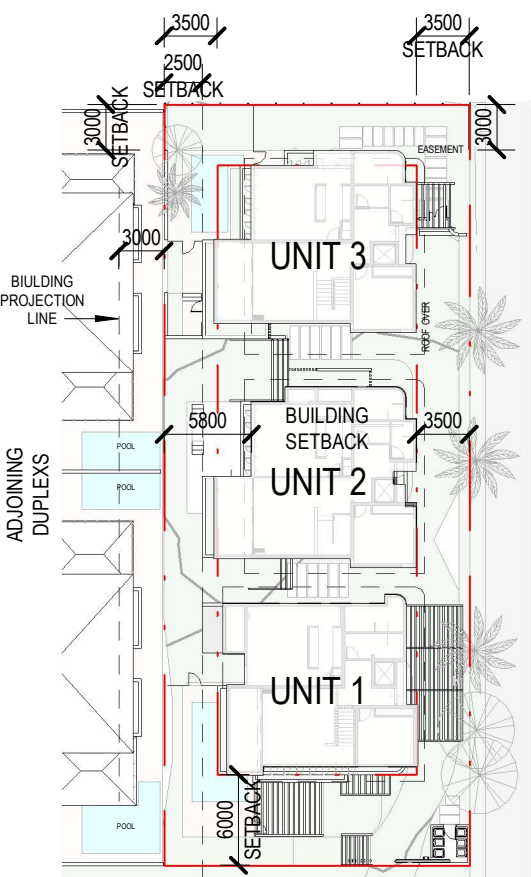
# 8 DAVIDSON ST. PORT DOUGLAS



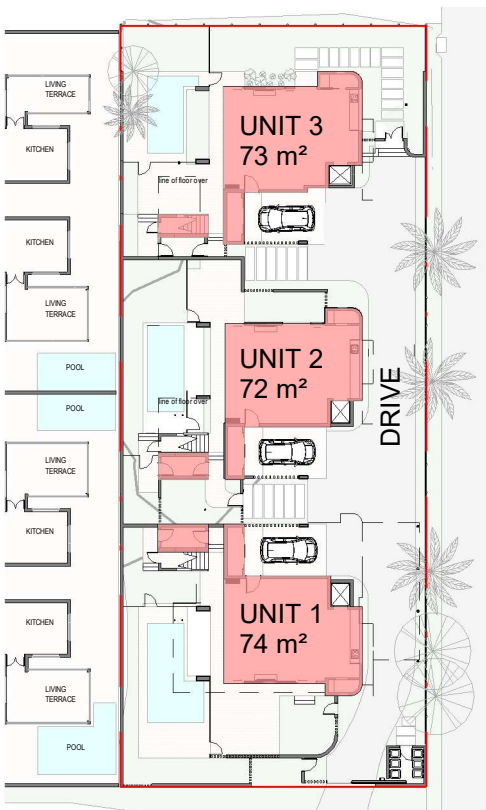
EAST ELEVATION



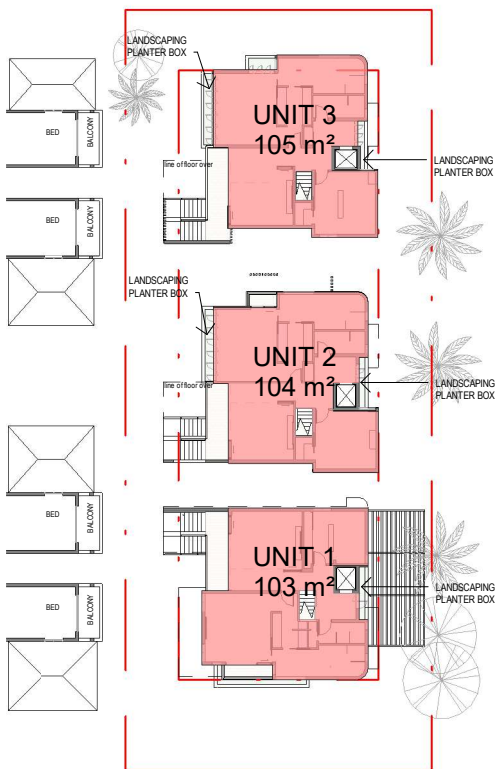
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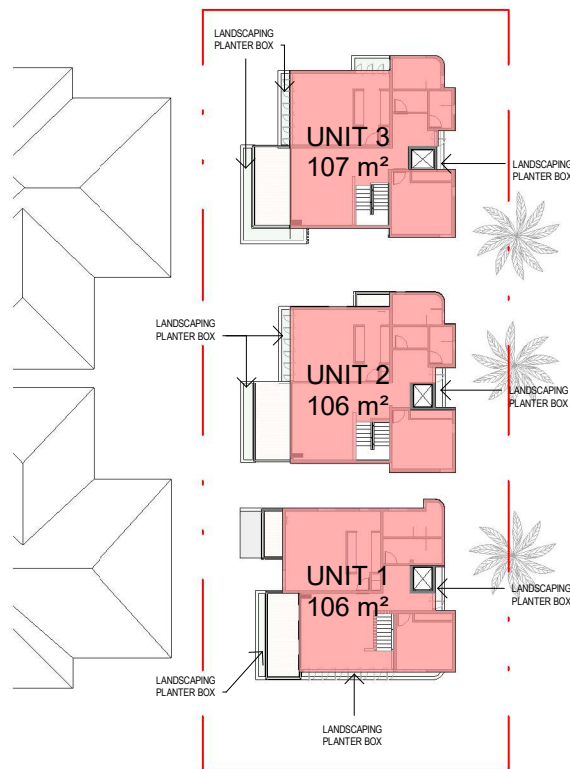
SETBACKS



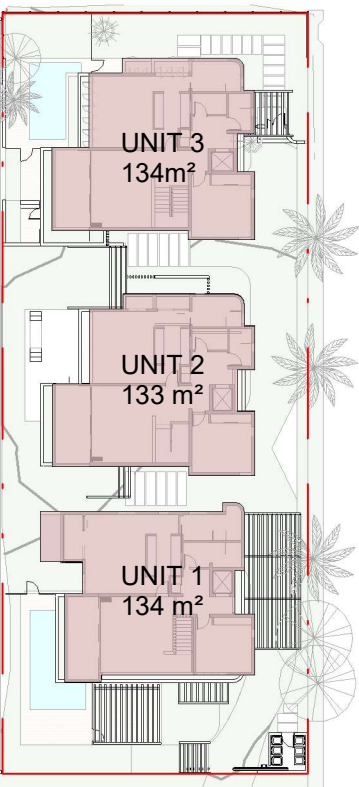
GROUND FLOOR GFA



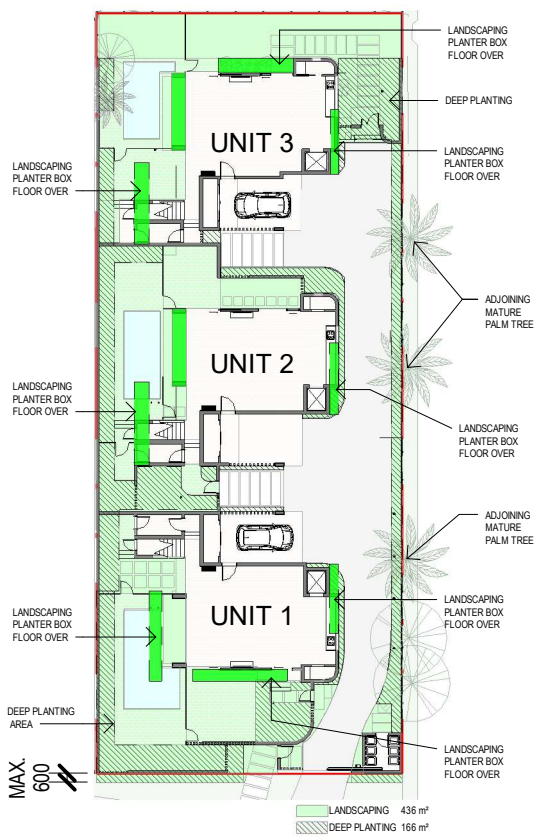
1st FLOOR GFA



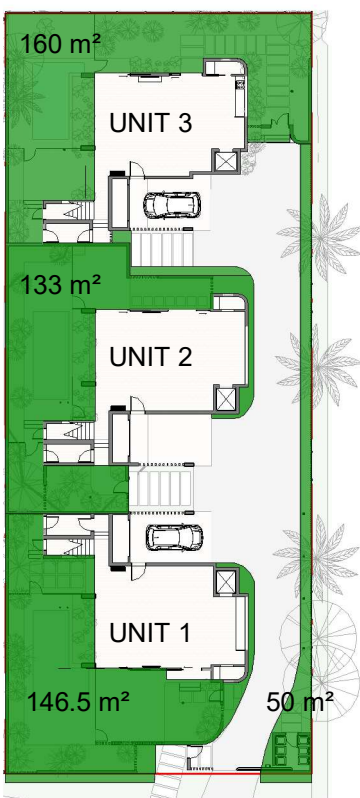
2nd FLOOR GFA



SITE COVER

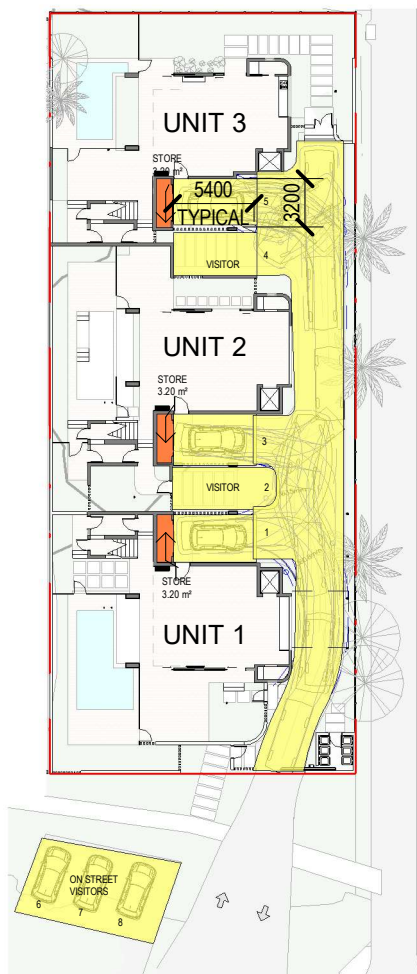


LANDSCAPING & DEEP PLANTING AREA



LANDSCAPING & RECREATIONAL AREA

CAR PARKING  
CIRCULATION

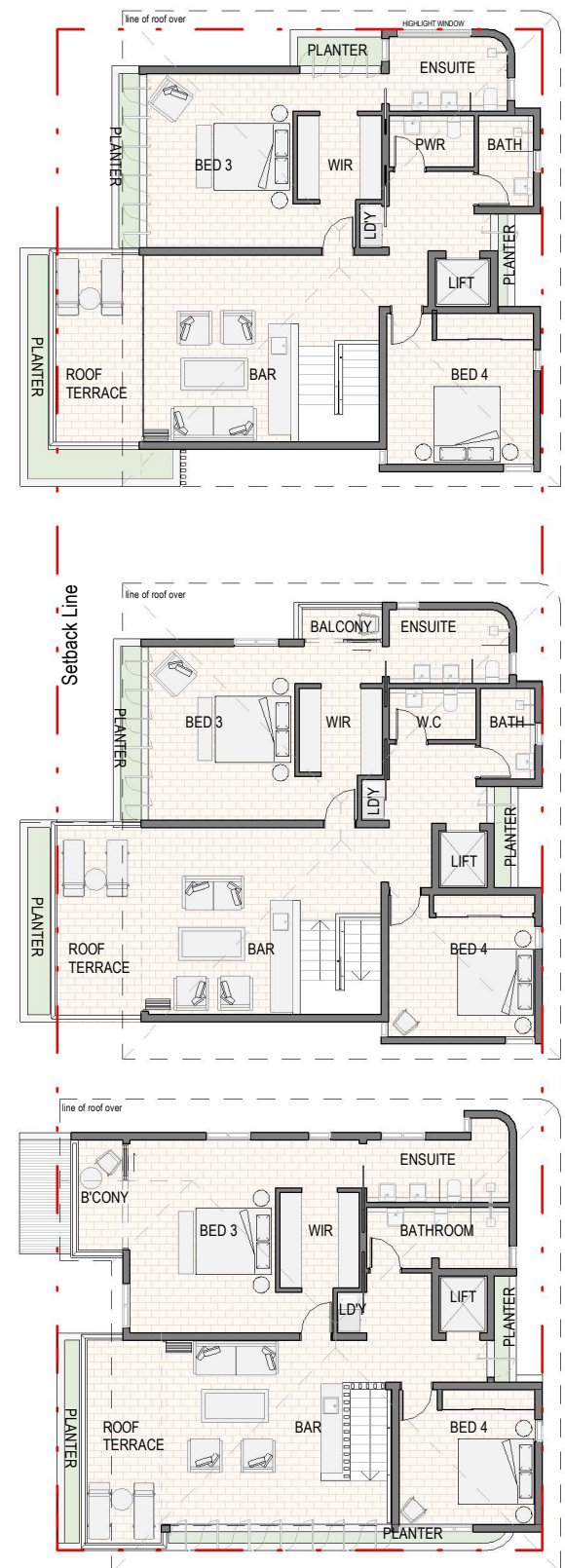
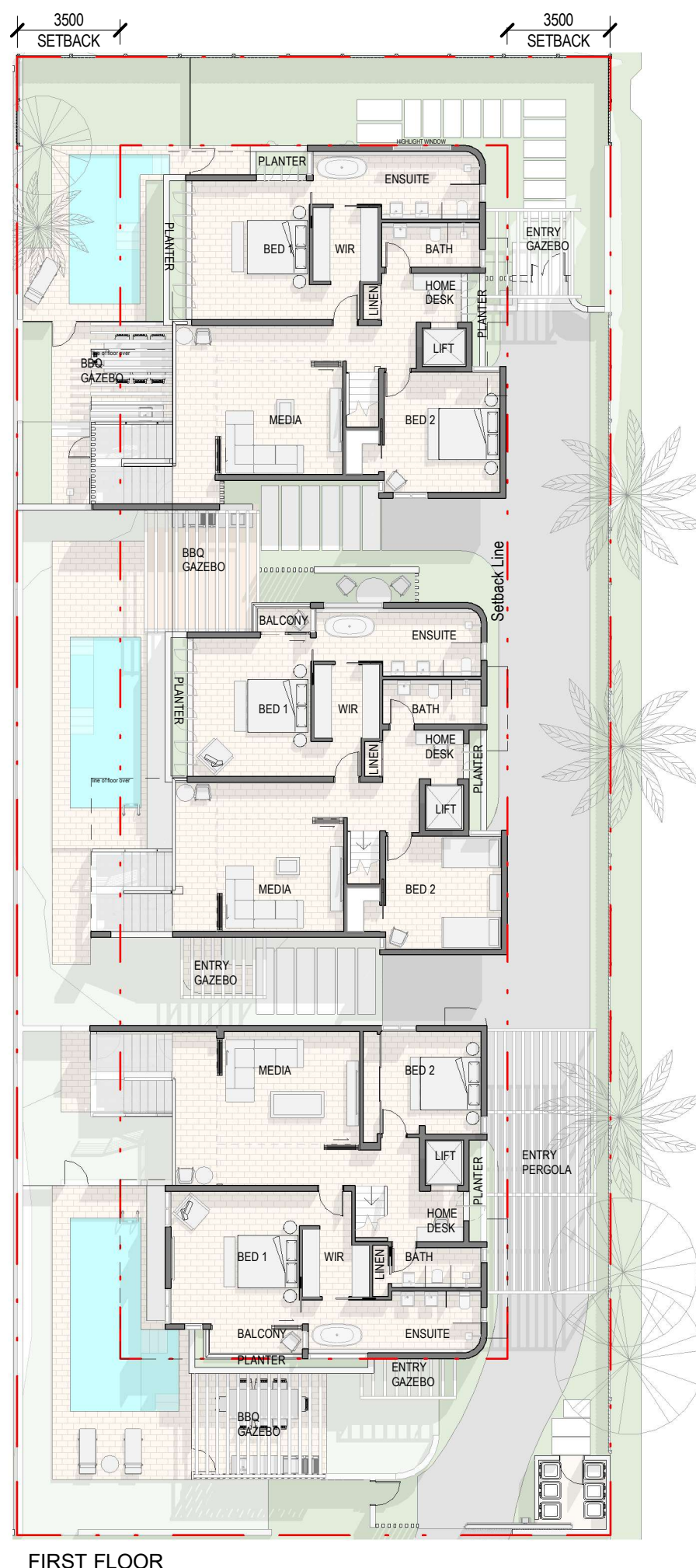
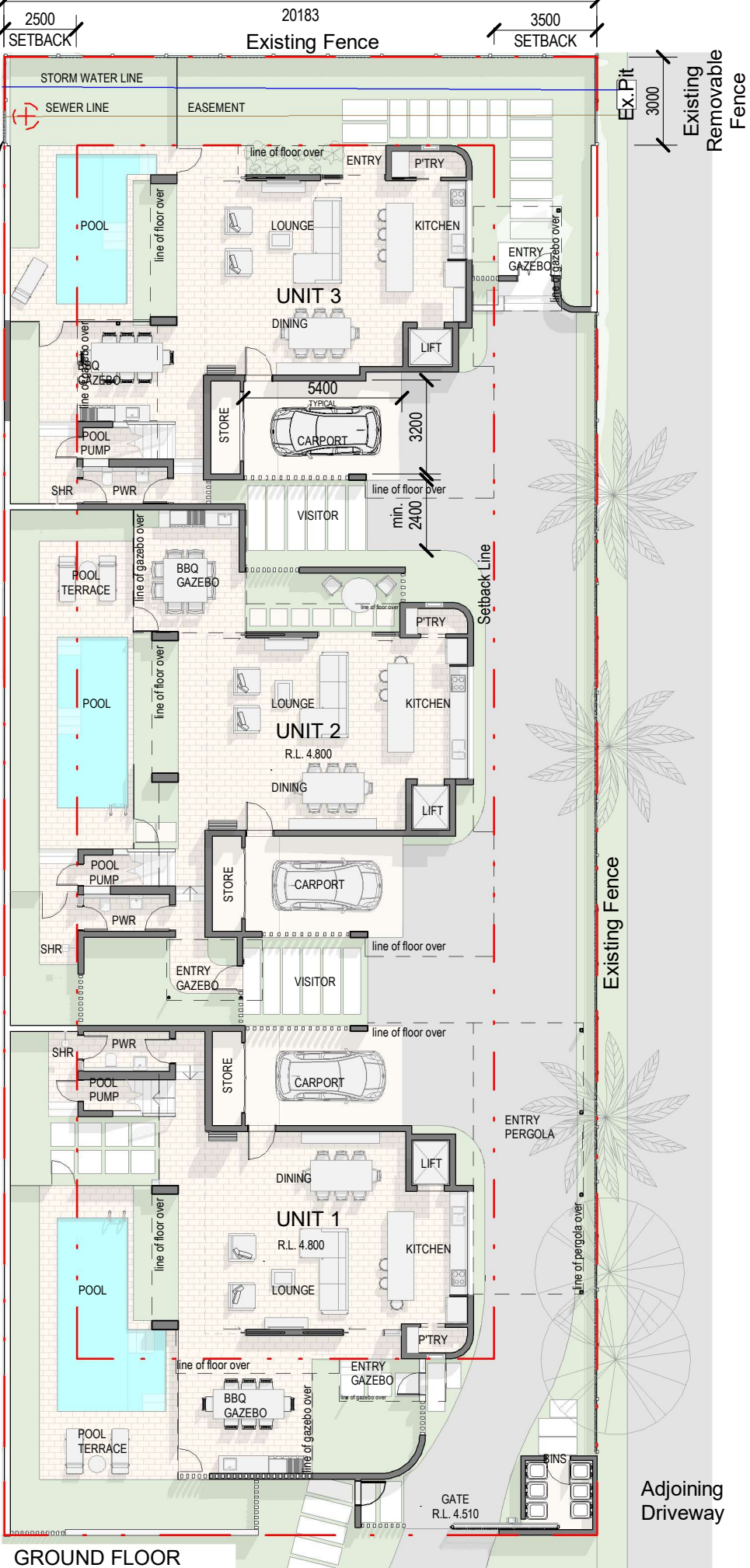


ZONE	USE	PROVIDED
<b>TOURISM ACCOMMODATION</b>	<b>MULTI DWELLING SHORT TERM ACCOMMODATION</b>	
Site Area	min. 1000 m <sup>2</sup>	1015 m <sup>2</sup>
Site Cover	max. 40% 406 m <sup>2</sup>	39.5% 401 m <sup>2</sup>
Plot Ratio GFA	max. 1.2 x Site Area =1218 m <sup>2</sup>	850 m <sup>2</sup> = 0.837
Height	max. 13.5 m 3 storey	11.5-12.5 m 3 storey
Ceiling Height	min. 2.7 m	min. 2.8 m
<b>SETBACKS</b>		
Front	6 m	6 m
Sides - 2nd STOREY	2.5 m	2.5 m
Sides - 3rd STOREY	3.5 m	3.5 m
Rear	4 m	3 to 4 m
<b>LANDSCAPING AREA</b>		
Setback	Front: 2 m Side & Rear: 1.5 m	2m - 6m 0.6m - 4m
Area	min. 35 % = 355 m <sup>2</sup>	436 m <sup>2</sup> = 43% planters: 45 m <sup>2</sup> <b>Total: 481 m<sup>2</sup> = 47%</b>
Landscaping Planting Deep Planting	min.30% of 35% = 106.5 m <sup>2</sup>	<b>166 m<sup>2</sup></b>
<b>RECREATIONAL LANDSCAPING AREA</b>		
	min. 35 m <sup>2</sup> /unit min. 3 m Wide	Unit 1: 146.5 m <sup>2</sup> Unit 2: 133 m <sup>2</sup> Unit 3: 160 m <sup>2</sup> Communal: 50 m <sup>2</sup>
<b>CARPARKING</b>		
Multi Dwelling Houses	1.5 Spaces/Unit (3x1.5) = 4.5 spaces min. 60% Covered	On Site: 3 Covered 2 Uncovered Off Site: 3 Uncovered



Existing  
Removable  
Fence

50295



8 DAVIDSON ST.