

4 August 2026

Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873
Sent via email: enquiries@douglas.qld.gov.au

Attention: Jenny Elphinstone

Dear Sir/Madam,

RESPONSE TO INFORMATION REQUEST – Material Change of Use for a Dual Occupancy on each lot – 8 and 8a Endeavour Street, Port Douglas, Lots 1 and 2 on SP346849.

We act on behalf of our clients (Nathan Timothy Pidgeon and Jackson Laurie Brown) and, in accordance with Part 3 of the Development Assessment Rules, provide the following response to Council's Information Request dated 9 June 2026 (MCUI 2026_5953/1). Each item is addressed in turn.

Item 1 – Parking Arrangement

Please provide swept path turn templates to demonstrate all vehicles can enter and leave the site in a forward gear.

A Turning Path Plan (Drawing No. CA701, Revision P01) prepared by Edge Consulting Engineers is attached. Using a B99 design vehicle under AS/NZS 2890.1, the plan demonstrates that vehicles can enter the on-site parking spaces and exit to Endeavour Street in a forward gear for both Lot 1 and Lot 2, with no vehicle required to reverse onto, or from, the street. Item 1 is addressed by the attached plan.

Item 2 – Landscaping

Please provide a general landscape design plan for the developments including any front fencing. Fencing should ensure good sight lines for existing vehicles. Paving details need to be provided and consider varying finishes in the driveway to visually break up this mass.

The applicant is committed to a high standard of landscaping, fencing and driveway treatment, including front fencing that maintains clear sight lines for vehicles and driveway paving with varying finishes to break up the hardstand. As this detail is best resolved at the detailed design stage, and so the assessment is not delayed, the applicant requests that Council condition any approval to require a detailed Landscape Plan (addressing landscaping to the Endeavour Street frontage, front fencing sight lines, and varying driveway paving finishes) prior to the commencement of use. Such a condition is consistent with the tests in section 65 of the Planning Act 2016.

In accordance with section 13.2 of the Development Assessment Rules, the applicant confirms that this response provides **all** of the information requested in Council's Information Request dated 9 June 2026. The applicant requests that Council now proceed with, and continue, its assessment of the application.

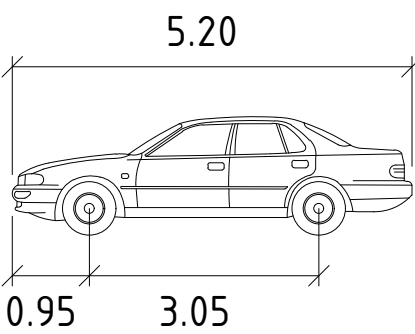
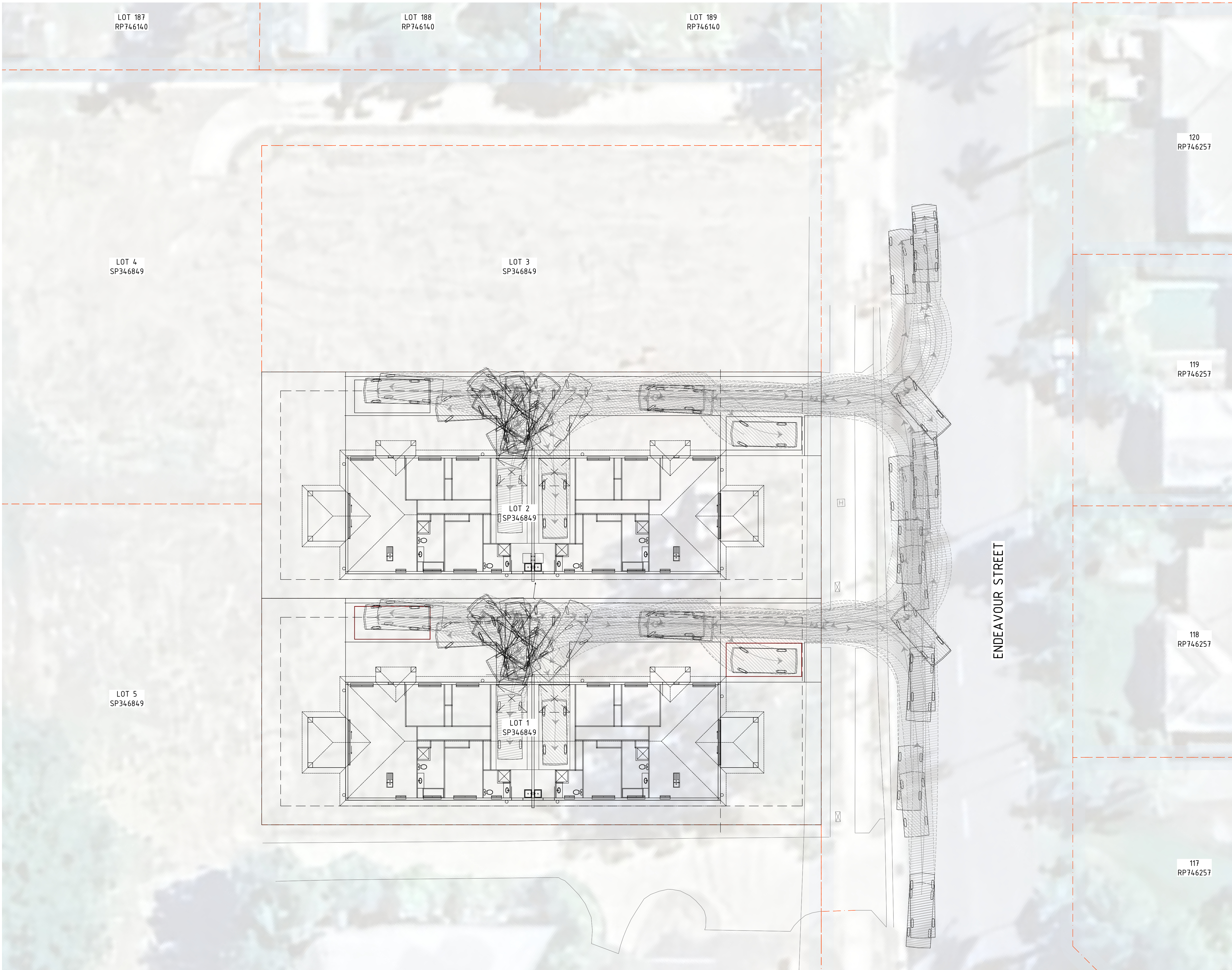
Should you require any further information or assistance in relation to this matter, please do not hesitate to contact James McPeake on 0481 869 671 or approvals@jamesmcpeake.com.au.

Yours sincerely,

James McPeake BPlan, UDIA, HIA
Senior Planner

Attached:

- (1) Turning Path Plan – Drawing No. CA701, Revision P01, Edge Consulting Engineers.



B99

Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.9

RPEQ NAME	
RPEQ No.	DATE
SIGNATURE	

WARNING
THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES PRIOR TO WORKS COMMENCING.
SHOULD ANY CONFLICTS OCCUR, EDGE CONSULTING ENGINEERS ARE TO BE NOTIFIED IMMEDIATELY.
ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.



Rev	Date	Description	By	Chk
P01	20.07.28	PRELIMINARY ISSUE	TN	ME



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DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK!

Project Name PROPOSED DEVELOPMENT LOT 1 & 2 ENDEAVOUR STREET, PORT DOUGLAS, QLD 4877		
Client J. BROWN		
Designed TN	Drawn TN	Checked ME

Drawing Title TURNING PATH PLAN	
Project No. AU260698	PRELIMINARY NOT FOR CONSTRUCTION
Drawing No. CA701	
Revision P01	