

Our Ref: 22-12/001240
CRC Ref: ROL 2023_5271/1
Date: 6 April 2023

Attn: Mr Daniel Lamond
Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

VIA EMAIL: D.Lamond@douglas.qld.gov.au

Dear Sir,

RE: RESPONSE TO INFORMATION REQUEST IN RELATION TO AN APPLICATION FOR RECONFIGURING A LOT (1 LOT INTO 6 LOTS PLUS COMMON PROPERTY) ON LAND AT 501 – 505 OLD PORT ROAD, CRAIGLIE

Planning Plus acts on behalf of Northern Palms Pty Ltd (the 'applicant') in relation to the above-described matter.

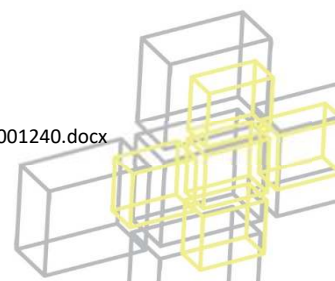
We hereby provide the following information in response to Council's Information Request dated 24 February 2023.

Allotment Size

1. The proposal includes three lots which are in the order of 450 square metres. The minimum lot size for the Low-density residential zone is 600 square metres as an acceptable solution. Demonstrate how the proposed layout can be re-designed to comply with the Low-density residential zone code.

The applicant submits that the proposed lot sizes are appropriate despite the non-compliance with the Low Density Residential Zone Code 'performance outcome' relating to lot sizes on the following grounds:

- Land on the opposite side of Old Port Road is zoned Medium Density Residential and land immediately south of the site houses a child care centre, therefore the surrounding pattern of development is somewhat mixed and note solely low density residential uses.
- The proposed smaller lots front Old Port Road and are "buffered" from adjoining lots by either the proposed common property access or larger lots within the proposal which exceed 600m², therefore no amenity issues are considered to result.
- Port Douglas is fast running out of suitably zoned land for development and opportunities for increased densities, where appropriate, should be taken. In this instance, we see no plausible reason why this opportunity should not be taken.
- The proposed lots are flat and regular in shape so are able to accommodate the intended land use in a way which does not compromise the existing character and amenity of the area.



All in all, it is submitted that the proposed development does not compromise the purpose of the Low Density Residential Zone Code and should therefore be supported by Council.

Drainage Study

2. Council notes that the site drains to Old Port Road. Demonstrate how the proposed allotments can achieve a lawful point of discharge. Undertake a local drainage study on the subject land to determine drainage impacts on the land and the downstream properties and the mitigation measures required to minimise impacts and achieve a lawful point of discharge for the new lots. In particular, the study must address the following:

- a. The contributing catchment boundaries, including non-concentrated flows from surrounding properties;***
- b. Identify any requirement for drainage easements;***
- c. Identify low paths and general lot drainage direction to ensure all proposed lots (including the existing house lot) are provided a lawful point of discharge;***
- d. Provide a certified drainage plan detailing finished site levels and demonstrating how this is to be achieved with the existing house being retained.***
- e. Confirm whether the house is to be retained or whether it cannot be retained should filling be required for the surrounding lots.***

A local drainage study is currently being prepared but has not been completed at this time. Preliminary advice from the project engineer is that there will not be any issues dealing with stormwater and that the existing dwelling will be able to be retained. We request that this matter be conditioned.

Common Property Access Width

3. The paved access driveway must be 5500mm in width and the internal verge must be of a size appropriate to cater for services required to service the three rear allotments. Provide an updated site plan which demonstrates an adequate common property access leg locating water, sewer, drainage and any other service available and necessary at the site.

The Reconfiguration of a Lot Code within the Douglas Shire Planning Scheme prescribes a minimum access leg width of 4m and driveway width of 3m for Residential Zones. We acknowledge a wider requirement for multiple lots but submit that 6m is sufficient for three (3) lots on the basis of a 3m wide driveway with a passing bay at the mid-point.

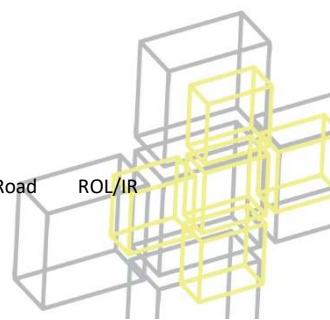
Access to Services

4. Demonstrate how each proposed allotment will be serviced by water and sewer connections and provide a plan detailing any augmentation of sewer, water road crossings and water connections.

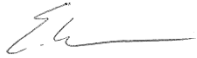
Water supply and sewer plans are included as **Annexure 1**.

This letter and attachments constitute the applicant's full response to the information requested.

We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

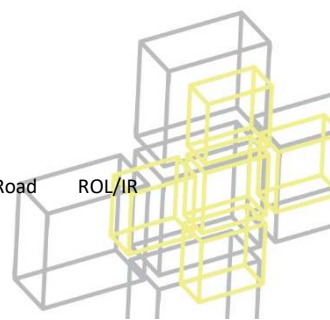


Yours Faithfully



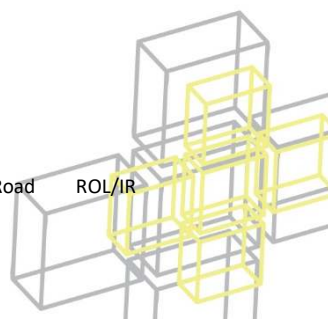
Evan Yelavich
Director / Planner
Planning Plus QLD Pty Ltd

enc. Annexure 1: Water Supply & Sewer Plans



Annexure 1

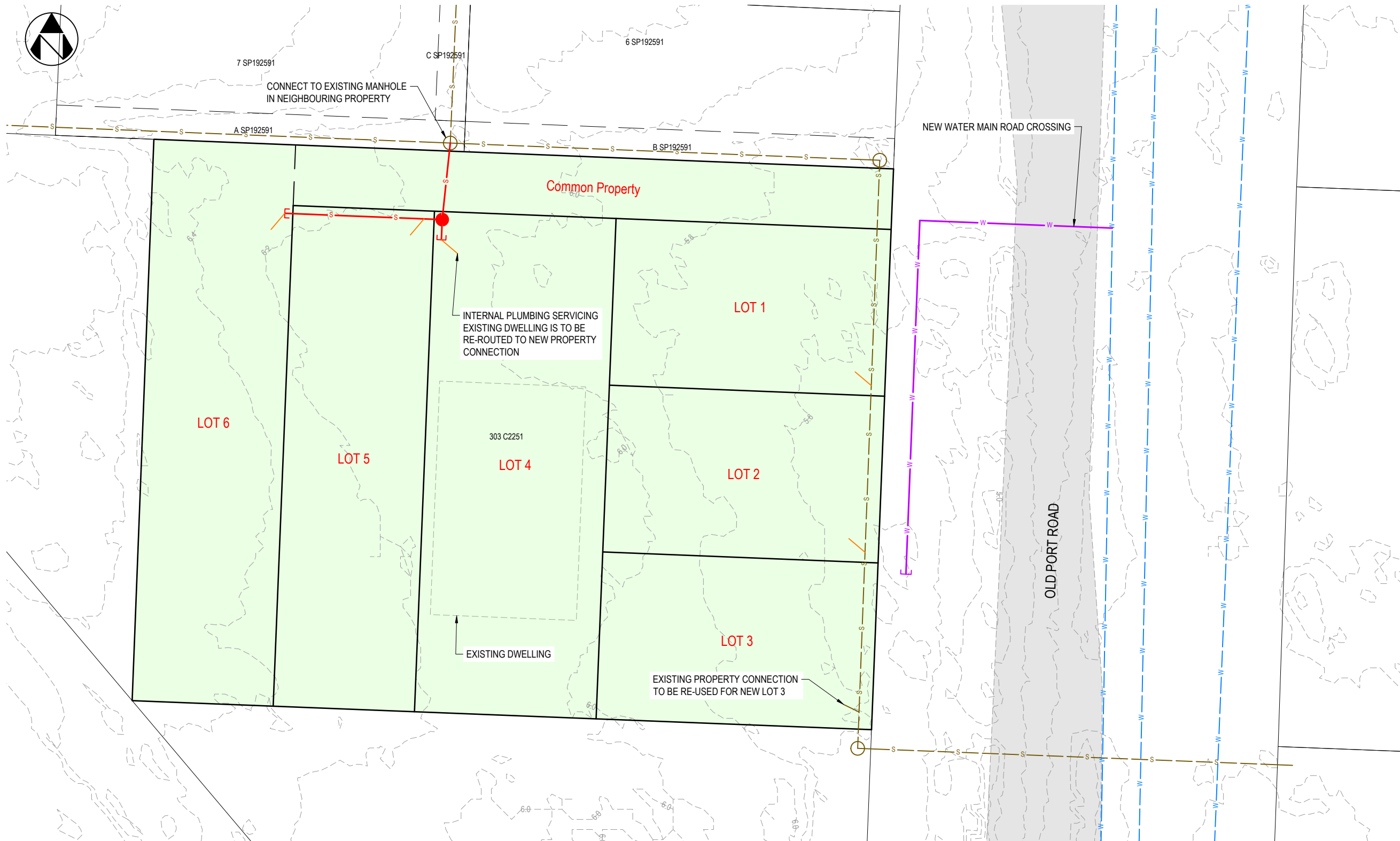
Water Supply & Sewer Plans





NEON
CONSULTING

501-505 OLD PORT ROAD, CRAIGLIE (LOT 303 ON C2251)
1 INTO 6 LOT SUBDIVISION
MASTERPLANS
SITE PLAN



LEGEND

- S — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- S — PROPOSED SEWER MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER PROPERTY CONNECTION
- W — PROPOSED WATER MAIN
- - - EXISTING SURFACE CONTOUR (0.2m INTERVAL)



NEON
CONSULTING

501-505 OLD PORT ROAD, CRAIGLIE (LOT 303 ON C2251)
1 INTO 6 LOT SUBDIVISION
MASTERPLANS
SEWER AND WATER CONCEPT