

18 June 2019

The Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Attention: Jenny Elphinstone

Dear Sir/Madam,

**RESPONSE TO INFORMATION REQUEST – ROL 3061/2018
DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT (1 INTO 13 LOTS)
20-30 LANGLEY ROAD, PORT DOUGLAS**

We refer to Council's Information Request dated 8 April 2019 in response to Development Application ROL 3061/2018 currently before Council for assessment.

In accordance with section 13 of the Development Assessment Rules, the Applicant now provides the following Response to all items raised by Council as the Assessment Manager. A copy of Council's Information Request is attached at **Appendix A**.

The items raised have been repeated in the order in which they are contained in the Information Request.

Tourist Accommodation Zone Code and Reconfiguration of a Lot Code

- 1. The applicant makes reference to the intended future outcomes of a single dwelling House on each lot. Please provide further details as to the achievement of the Code Purpose and Benchmarks for reconfiguration having regard to the possible development of the land for tourist accommodation development including short term accommodation and other code assessable development.*

Applicant Response

The Douglas Shire Planning Scheme includes the subject land in the Tourist accommodation zone. The proposal involves a Reconfiguration of a Lot of one lot into thirteen, with proposed lots varying in size from 742m² to 1,000m².

The inclusion of the subject land in the tourist accommodation zone reflects the historical use of the land as a resort and does not necessarily represent the highest or best use of the land. Land in the immediate locale is included in the Low-medium density residential zone which accurately reflects the mix of dwellings types in the area. The inclusion of the subject land in the Tourist accommodation zone is not reflective of existing development in the locale.

Council have indicated in their Information Request (IR) that the development of the land for low density residential development does not achieve the purpose of the Tourist accommodation zone code with regard to possible development of the land for tourist accommodation development including short term accommodation and other code assessable development.

The subject land is suited to residential development and the proposed reconfiguration of a lot does not conflict with existing residential development in the immediate locale. Land located immediately to the north of the site includes a mix of unit and duplex development and single detached dwellings. Land to the south and immediately across Langley Road also includes a mix of duplex development and single detached dwellings. Similarly, land to the west includes a mix of unit and duplex development and single detached dwellings.

It is clear that this part of Port Douglas comprises a diverse range of residential dwelling types and is not restricted to just high density residential and short-term accommodation. Council has submitted that the proposed development conflicts with specific Performance Outcomes in the Tourist accommodation zone code and the Reconfiguration of a lot code and does not address the requirement to provide larger allotments suitable for higher density residential or short-term accommodation. The proposed development does not result in a significant conflict with the Planning Scheme and does not restrict any part of the land being developed for higher density residential uses as suggested by Council. There are no restrictions on a purchaser/s that prevents one or more allotments being developed for higher density residential uses or short-term accommodation. Notwithstanding, the Applicant has increased a number of lots sizes and dimensions to address the larger lot concerns raised by Council.

A copy of the amended Reconfiguration of a Lot Proposal Plan 6038-SK01B is attached at **Appendix B**.

It should also be noted that the proposed reconfiguration for low density residential purposes does not present an appreciable difference to the density and scale of the area and does not conflict with the existing and desired character of the area. The inclusion of immediate surrounding land in the Low-medium density residential zone suggests that Council supports a mix of dwelling types; however, does not consider the subject land suitable for this purpose. Given a large proportion of residential dwelling types in the immediate locale consist of one and two storey detached dwellings and one and two storey duplex development, it could be reasonably argued that there is a need to maintain the balance of the existing urban form and not create development that impacts on the visual landscape of the street. Further, higher density residential and short-term accommodation development places a greater strain on existing service infrastructure.

To further support the proposed RoL, the Applicant commissioned a Market Assessment of the proposed development at 20-30 Langley Road. A copy of the Market Assessment prepared by Northern Property Valuers is attached at **Appendix C**.

Northern Property Valuers are of the opinion that development of the land for residential purposes is the highest and best use of the land and cite the following reasons for this conclusion:

“The Douglas Shire economy continues to slowly advance. The housing market has generally been a steady performer for the past year, with the median house price increasing 1.1 per cent from \$425,000 in May 2017 to \$430,000 in May 2018 and a 10 per cent increase in the median house price from five years ago.

“We believe that there is a lack of stock for good quality residential allotments in close proximity to the Port Douglas village and Four Mile Beach. The highest and best use is considered a residential development site, as per the proposed plan. This is due to the property’s position, current state of the market, limited supply of residential allotments and nature of surrounding properties. Furthermore, taking into consideration that unit developments in Port Douglas have been struggling to commence due to building costs, bank lending policies and state of the current investment property market.”

Other code assessable uses as detailed by Council in the IR are not relevant to the development proposal as the Applicant is requesting a Development Permit for residential uses. If the Applicant had chosen to apply for other code assessable uses, then they would have done so. The suggestion that the Applicant should develop the site such that other Code assessable uses can be applied for and developed in the future, is considered unreasonable and not relevant to the current development proposal. The Applicant seeks to reconfigure the land for low-medium density residential purposes consistent with the mix of dwellings types in the immediate locale.

Lot Layout

With reference to the lot layout shown on Flanagan Consulting Proposal Plan 6038-SK01B, the location of the proposed driveways to lots 4, 6 and 7 is shown as is the proposed designated on-street parking area. Council Officers have also given consideration to the required driveways for lots 2,3, 5 and 8 that are permitted to be 5m wide. The locations for these driveways are set by the limited lot frontage and the proposed parking area.

As a consequence, the proposed lot layout configuration and cul-de-sacs is likely to result in a kerb line that is essentially all driveway or kerb transitions. The new road geometry and resulting driveway locations also results in verge areas that have limited utility for services, street trees etc. Council has assessed that no on street car parking opportunities will be available aside from the 3 designated parks. On street parking provision is therefore below the minimum for the number of lots proposed and there is no practical overflow opportunity that would exist in normal residential streets.

As a result, Council Officers have concerns with the streetscape amenity, utility and potential for conflict between pedestrians and vehicles for the proposed development layout. These concerns are based on a residential use and these issues are further compounded for higher uses that may be permitted on the newly created lots. The proposed layout would appear to assume the resulting demand is a single dwelling on each lot. However, the land zoning of Tourist Accommodation may result in a higher demand. The design needs to be fit for purpose.

2. *Please provide further details to the design that details the location of all lot vehicle crossovers (utilising a 5m wide crossover together with street lighting having regard to the FNQROC development manual standards.*

Applicant Response

Limited frontages will always occur in residential cul-de-sacs and 6-8m lot frontages are not uncommon. Further, when driveway locations are left to land owners without regard for on-street parking, then generally the driveways will extend to the space available ensuring that no on-street parking spaces remain.

This type of arrangement is clearly evident in past development in the Douglas local government area. The aerial image below is just one example of four recently approved cul-de-sac arrangements in a development at Cooya Beach.



The RoL Application submitted for 20-30 Langley Road takes into consideration on-street parking and the provision for future driveway locations. Flanagan Consulting Group is of the firm belief that the cul-de-sac and driveway arrangements have been designed in accordance with the requirements outlined in the FNQROC Design Manual D1 – Road Geometry Section D1.18 Parking Provision.

The RoL Application currently before Council for assessment has a cul-de-sac arrangement with 7 surrounding allotments (Lot 2-8). Based on the requirements of the FNQROC of 1 on-street parking space per 2 lots within 25m of the lot, it was assessed that without designated parking bays, only 2 parking bays could be provided in the cul-de-sac – i.e. in front of Lots 2 and 8. Therefore, in order to protect the parking provisions of the cul-de-sac, 3 indented parking bays have been provided in front of Lot 2. This combined with the frontage of Lot 8 will provide 4 parking bays within the cul-de-sac head.

Attached at **Appendix D**, is a copy of Sketch 6038-SK02C which has been amended to demonstrate how future driveways can be achieved, including provision for street lighting and possible street tree locations. It is noted that the street tree planting requirements of the FNQROC Design Manual D9 – Landscaping have never been able to be fully complied with in any cul-de-sac, particularly as it relates to Section D9.07 Clause 6(g). Section D9.07 Clause 6(g) requires a 3.0m offset from driveways. In order to satisfy this requirement, driveways need to be separated by 6.5m or have a minimum lot frontage of approximately 12m. In this past, this requirement has generally been reduced to 1.0-1.5m.

In relation to the 5.0m crossover at the kerb, this is not considered an appropriate measures for cul-de-sac allotments, given they are located on a 10m kerb radius and the lots generally are trapezoidal in shape. In this regard, the design criteria adopted for the driveways is as follows:

- a 4.0m minimum width at the kerb face and splayed out to 6.m minimum at the property boundary;
- provision for the driveway to be able to be constructed directly in front of the allotment without encroachment into adjoining lot frontages;
- minimum offset from all side boundaries of 1.0m for provision of electrical pillars, Telstra pits and water meters.

The proposed lot layout and in particular, the side boundaries around the cul-de-sac have been located to ensure the above criteria can be readily achieved.

Road Pavement

3. *The road pavement may need a geotechnical assessment due to the subsurface conditions, in particular along the northern side of Langley Road adjacent to the site. Please advise of the applicant's awareness of this issue and provide any comments as necessary.*

The Applicant acknowledges that a Geotechnical assessment may be required due to subsurface conditions. This is not an unusual request and is typical of any residential development regardless the location. A Geotechnical assessment would typically be carried out as part of the preparation of the Operational Works Application. It is expected that Council can reasonably condition the Development Permit for a Reconfiguration of a Lot to provide a Geotechnical assessment as part of subsequent requisite applications.

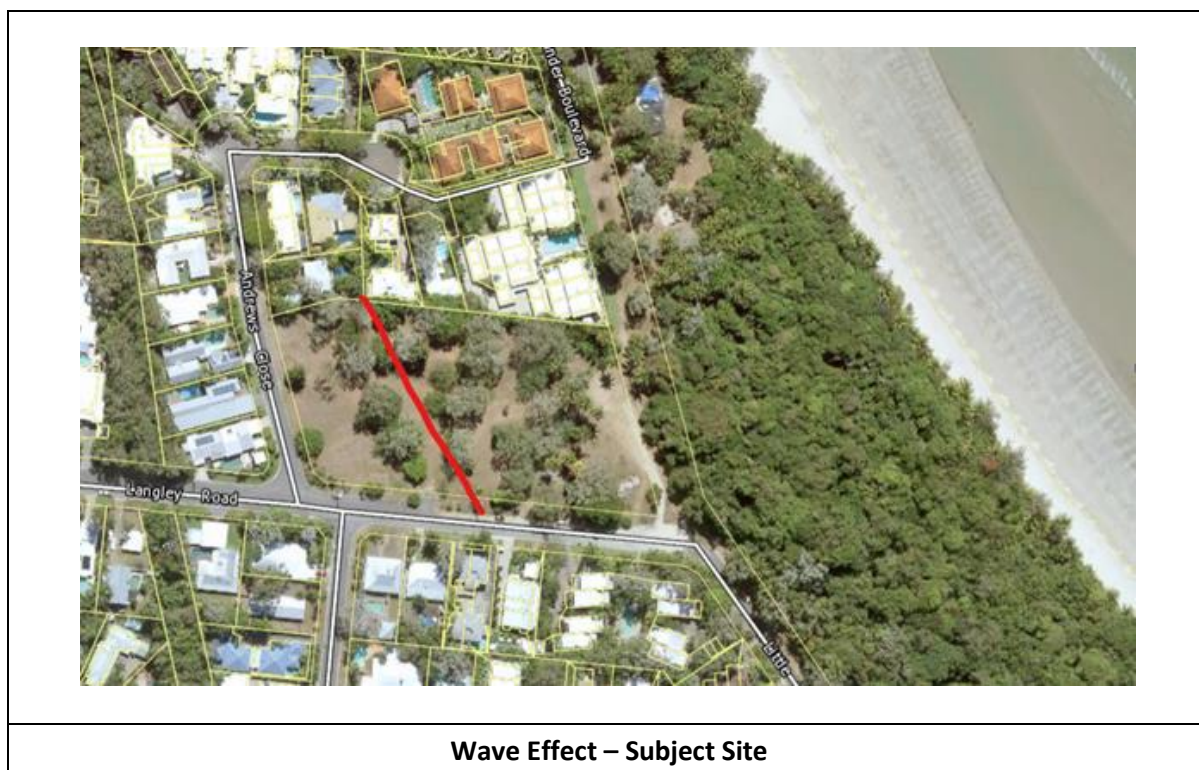
Stormtide Inundation Study

The proposed development is affected by the storm tide inundation. Council holds advice, being the Cairns Region Storm Tide Inundation Study January 2013. Reissued on 12 December 2017 prepared by BMT WBM, that the projected 2100 1% AEP Storm Tide including wave effects for a 0.8m sea level rise to be 3.87m AHD. For land outside the wave effect the projected 2100 1% AEP storm tide is 2.70m AHD. The Study also recommends a 1.0m freeboard. (These figures are for the Port Douglas Area). The site is currently below these levels as indicated on the submitted survey plan.

4. *Please provide an indicative plan of filling indicating the expected rise of fill areas and sections across the site to provide advice on the impact of the fill level in respect to neighbouring properties, the surrounding streets and nearby properties.*

Please note Council is anticipating undertaking a further study of storm tide inundation to achieve more refined projections in respect to the Shire's coastline attributes and at this stage only an indicative plan is required.

The BMT Report identifies the area affected by the wave effect as 200m landward of the coastline, which is approximately 2/3 of the way across the site. The following google image refers.



Attached at **Appendix E** is a copy of Sketch 6038-SK05C which details the Concept Site Grading for the site. The site grading is based on a minimum fill level of 3.87m AHD within the 200m setback from the coastline and 2.70m AHD minimum beyond the 200m setback in accordance with the “Cairns Storm Tide Inundation Study” prepared by BMT WBM.

The site grading will result in imported fill being placed over most of the site to depths of up to 1200mm. It is proposed that a retaining wall be constructed partially along the northern boundary of the site, behind Lots 4-6 as well as the Solander Boulevard frontage of the site, at the rear of Lots 1-4. All lots will be graded to fall to a road frontage at a minimum grade of 1:200. All road frontage to Andrews Close, Langley Road and the new Cul-de-sac will be battered to the verge level at 1:4.

Site sections have not been provided as it is considered that the proposed site grading can be clearly determined from Sketch 6038-SK05C.

For Information

Please also find attached at **Appendix F** a copy of updated sketches to support the amended Concept RoL Layout. The updated sketches include:


- 6038-SK03B Water Reticulation
- 6038-SK04B – Sewerage Reticulation

The above now addresses all the items raised by Council with respect to the proposed development. The Applicant requests that Council continue with their assessment of the Development Application and issue a Decision Notice accordingly.

Should Council have any queries regarding this Response, please do not hesitate to contact the undersigned.

Yours faithfully

FLANAGAN CONSULTING GROUP



ERIN CAMPBELL

Senior Planner

APPENDIX: A

Douglas Shire Council Information Request - 8 April 2019

8 April 2019

Enquiries: Jenny Elphinstone
Our Ref: ROL 3061/2018 (Doc ID 897289)
Your Ref: 6038/01 L-EC2114

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

KS3 Pty Ltd
C/ Flanagan Consulting Group
PO Box 5820
CAIRNS QLD 4870

Attention Ms Erin Campbell

Dear Madam

**DEVELOPMENT APPLICATION ROL 3061/2019
20-30 LANGLEY ROAD PORT DOUGLAS
DEVELOPMENT ON LOT 5 RP804926
INFORMATION REQUEST
(GIVEN UNDER SECTION 12 OF THE DEVELOPMENT ASSESSMENT RULES)**

Council refers to your development application for which a confirmation notice was issued on the 8 April 2019.


The following comments are provide on a basis of considerations of your application and are offered to provide a background to the further information request.

- i. Application has been made only for reconfiguring the land. The application needs to meet and reflect the purpose of the land Zoning.
- ii. The lot layout design needs to achieve a useable and safe environment , in particular in regards to the design and functionality of the new cul-de-sac road.

Other

Please quote Council's application number ROL 3061/2019 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9482.

Yours faithfully


Paul Hoye
Manager Environment and Planning
Encl.
Information Request & Information Response Form

DOUGLAS SHIRE COUNCIL

INFORMATION REQUEST

Council refers to the development application properly made with Council on the 26 March 2019 for which the Confirmation Notice was issued on 8 April 2019.

Applicant's details

Name: KS3 Pty Ltd
Postal address: C/ Flanagan Consulting Group
PO Box 5820
Cairns Qld 4870

Location details

Street address: 20-30 Langley Road, Port Douglas
Real property description: Lot 5 on RP804926
Local Government Area: Douglas Shire Council

Application details

Application number: ROL 3061/2019
Approval sought: Development Permit.
Nature of development proposed: Residential subdivision.
Description of the development proposed: Reconfigure one lot into thirteen residential lots and new road.

Information request

Douglas Shire Council has determined that the following additional information is needed to assess the application.

Tourist Accommodation Zone Code and Reconfiguration of a Lot Code

1. The applicant makes reference to an intended future outcome of a single dwelling House on each lot. Please provide further details as to the achievement of the Code Purpose and Benchmarks for reconfiguration having regard to the possible development of the land for tourist accommodation development including short term accommodation and other code assessable development.

Lot Layout

With reference to the lot layout shown on Flanagan Consulting Proposal Plan 6038-SK01, the location of proposed driveways to lots 4, 6 and 7 is shown as is the proposed designated on-street parking area. Council Officers have also given consideration to the required driveways for lots 2,3, 5 and 8 that are permitted to be 5m wide. The locations for these driveways are set by the limited lot frontage and the proposed parking area.

As a consequence the proposed lot layout configuration and cul-de-sac size is likely to result in a kerb line that is essentially all driveway or kerb transitions. The new road geometry and resulting driveway locations also results in verge areas that have limited utility for services, street trees etc. Council has assessed that no on street car parking opportunities will be available aside from the 3 designated parks. On street parking provision is therefore below the minimum for the number of lots proposed and there is no practical overflow opportunity that would exist in normal residential streets.

As a result, Council Officers have concerns with the streetscape amenity, utility and potential for conflict between pedestrians and vehicles for the proposed development layout. These concerns are based on a residential use and these issues are further compounded for higher uses that may be permitted on the newly created lots. The proposed lot layout would appear to assume the resulting demand is a single dwelling on each lot. However, the land zoning of Tourist Accommodation may result in a higher demand. The design needs to be fit for purpose.

2. Please provide further details to the design that details the location of all lot vehicle crossovers (utilising a 5m wide crossover) together with street lighting having regard to FNQROC development manual standards.

Road Pavement

3. The road pavement may need a geotechnical assessment due to subsurface conditions, in particular along the norther side of Langley Road adjacent to the site. Please advice of the applicant's awareness of this issue and provide any comments necessary.

Stormtide inundation Study

The proposed development is affected by the storm tide inundation. Council holds advice, being the Cairns Region Storm Tide Inundation Study January 2013. Reissued on 12 December 2017 prepared by BMT WBM, that the projected 2100 1 % AEP Storm Tide including wave effects for a 0.8m sea level rise to be 3.87m AHD. For land outside the wave effect the projected 2100 1% AEP storm tide is 2.70m AHD. The Study also recommends a 1.0m freeboard. (These figures are for the Port Douglas area). The site is currently below these levels as indicated on the submitted survey plan.

3. Please provide an indicative plan of fill indicating the expected rise of fill areas and sections across the site to provide advice on the impact of the fill level in respect to neighbouring properties, the surrounding streets and nearby properties.

Please note Council is anticipating undertaking a further study of storm tide inundation to achieve more refined projections in respect to the Shire's coastline attributes and at this stage only an indicative plan is required.

Responding to the information request

The due date for providing the requested information is the 8 July 2019.

Please advise Douglas Shire Council of your response to this information request in accordance with section 13 of the Development Assessment Rules. To assist in your response please find enclosed a standard response template that you can use with your response should you wish to.

As Douglas Shire Council's assessment of your application will be based on the information provided, it is recommended that you provide all of the information requested. In accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and the Douglas Shire Council will continue with the assessment of your application without the information requested.

Other

Please quote Council's application reference : ROL 3061/2019 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9482.

INFORMATION RESPONSE

Please attach this document to the front of any information response to Council.

Council reference: ROL 3061/2019

Property Address: 20-30 Langley Road, Port Douglas, land described as Lot 5 on RP804926.

I/We:

- Have provided all of the required information outlined in the Information Request (section 13.2(a) of the *Development Assessment Rules*).
- Have provided part of the required information outlined in the Information Request and will provide some or all of the remaining required information by the last day to respond to the Information Request (section 13.2(a) of the *Development Assessment Rules*).
- Have provided part of the required information in the Information Request and do not intend to supply any of the remaining required information outlined in the Information Request (section 13.2(b) of the *Development Assessment Rules*).
- Do not intend to supply any of the information outlined in the Information Request (section 13.2(c) of the *Development Assessment Rules*).

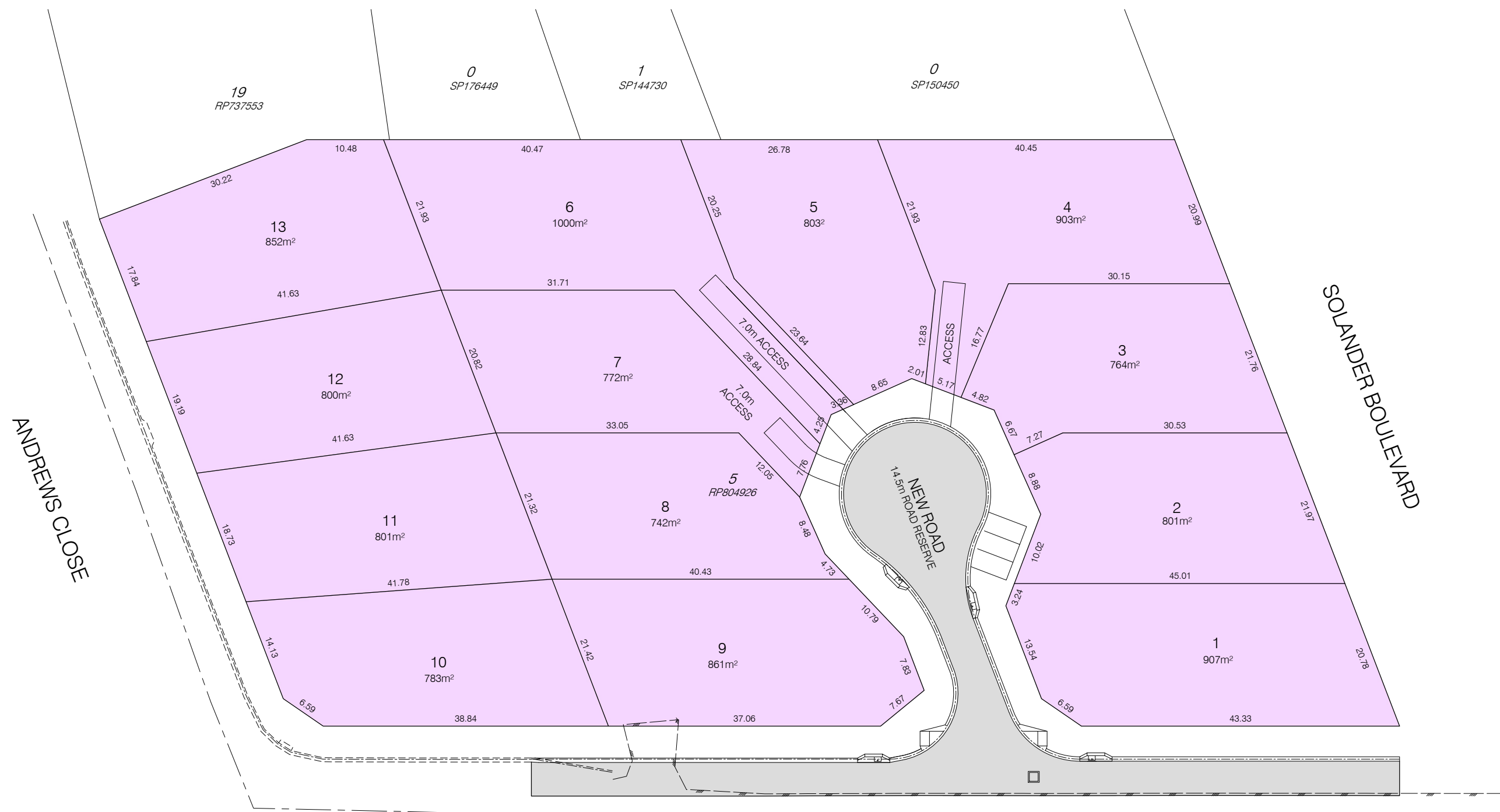
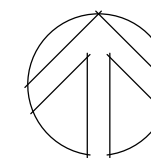
Regards

Applicant's Name: _____

Signature: _____

APPENDIX: B

Amended Reconfiguration of a Lot Proposal Plan - 6038-SK01B



LANGLEY ROAD



DEVELOPMENT CONSULTANTS • PROJECT MANAGERS • ENGINEERS • PLANNERS

CAIRNS (07) 4031 3199 DARWIN (08) 8943 0620 MACKAY (07) 4944 1200 TOWNSVILLE (07) 4724 5737

www.flanagancconsulting.com.au

RECONFIGURATION OF LOT

LOT 5 on RP 804926

13 Lots Subdivision

PROPOSAL PLAN

6038-SK01 B

1:300

A1 Full Size

APPENDIX: C

Market Assessment of 20 Langley Road - Northern Property Valuers



MARKET ASSESSMENT OF 20 LANGLEY ROAD PORT DOUGLAS FAR NORTH QUEENSLAND



CAIRNS
3/30-36 Rutherford Street
CAIRNS NORTH Q 4870
Tel: 07 4032 1627

MAREEBA
(Servicing Papua New Guinea)
2/134 Byrnes Street
MAREEBA Q 4880
Tel: 07 4092 7522
valuers@npvaluers.com.au
www.npvaluers.com.au

SUNSHINE COAST
Suite 101 & 106, Level 1 Tower 2
55 Plaza Parade
MAROOCHYDORE Q 4558
Tel: 07 4017 2355

MARKET SUMMARY

Port Douglas Summary:

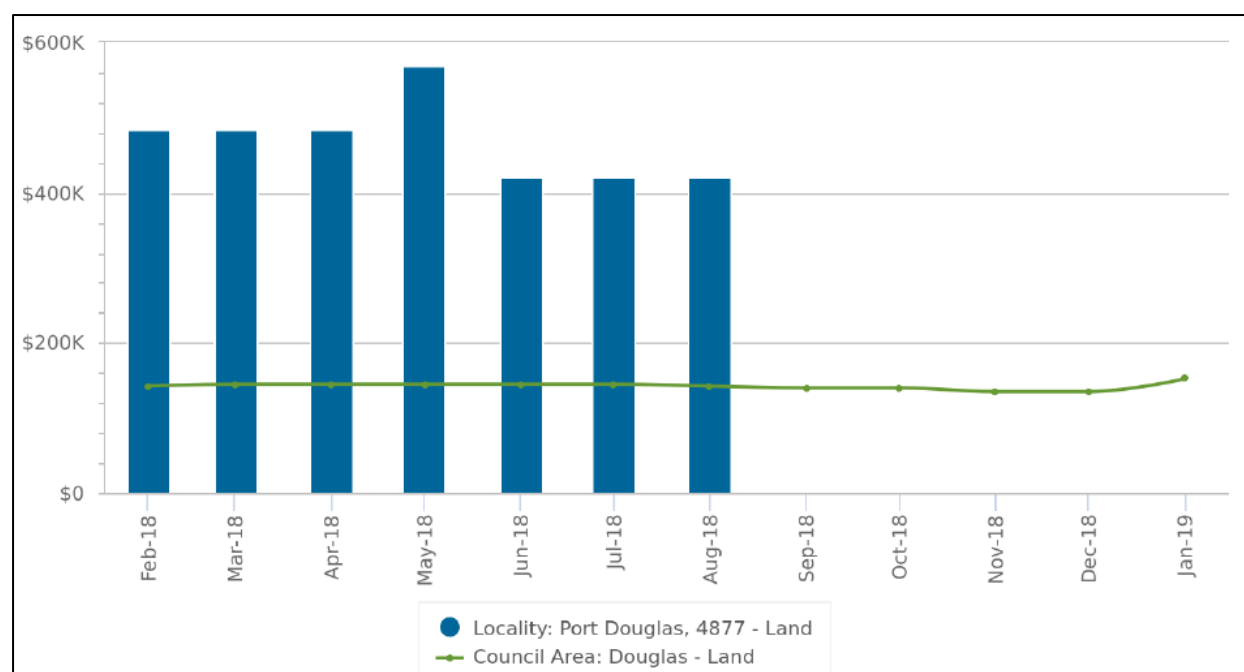
Port Douglas is a tourist town situated approximately 67 kilometres north of Cairns and is the gateway to the World Heritage rainforest areas of Daintree and Cape Tribulation. It has an approximate permanent population of 3,500 which can double during the tourist season between May and September. It is mainly characterised by hotel/motel accommodation, single unit dwellings and building units of mixed age and construction. Macrossan Street is the main street in Port Douglas providing a high order of commercial services such as hotels/resorts, restaurants, supermarket and retail outlets.

The predominant age group in Port Douglas is between 30 and 39 years of age with the most common fields of employment being community and personal service occupations. We have carried out some research on the property trends in Port Douglas to assist in determining the current demand for residential allotments in the township.

Recent Median Sale Prices (Land):

Period	Port Douglas Median Price	Douglas Median Price
January 2019	n/a	\$152,500
December 2018	n/a	\$135,000
November 2018	n/a	\$135,000
October 2018	n/a	\$140,000
September 2018	n/a	\$140,000
August 2018	\$420,750	\$142,500
July 2018	\$420,750	\$145,000
June 2018	\$420,750	\$145,000
May 2018	\$570,375	\$145,000
April 2018	\$485,000	\$145,000
March 2018	\$485,000	\$145,000
February 2018	\$485,000	\$142,750

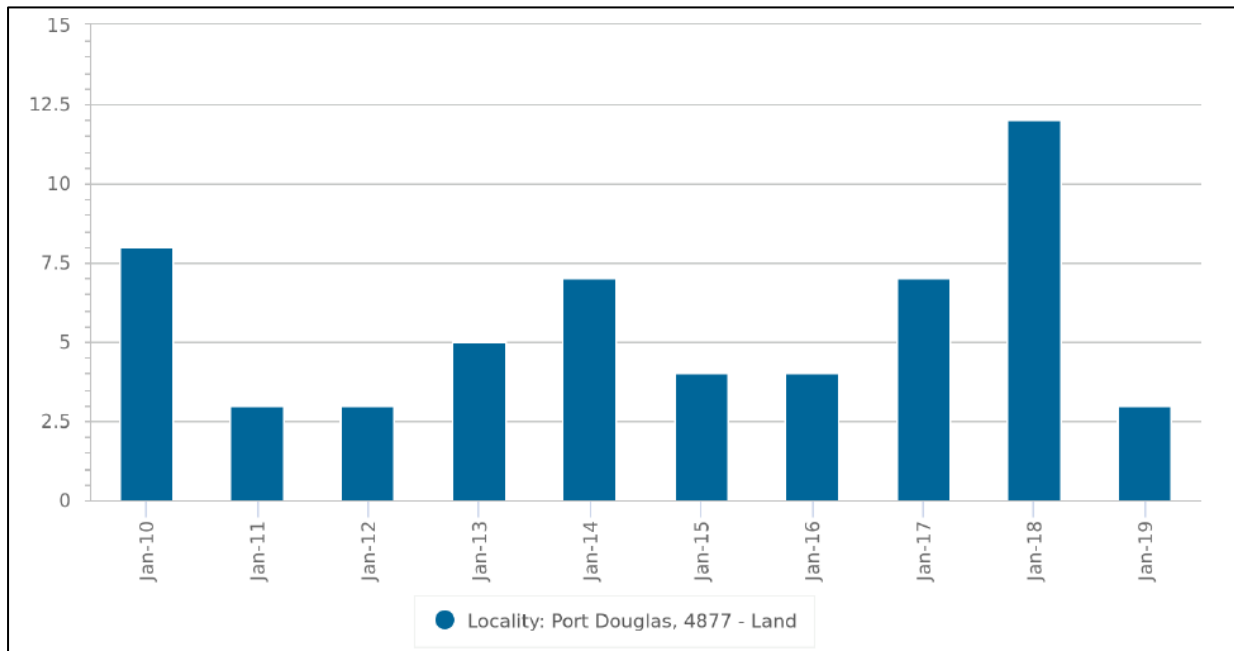
Statistics are calculated over a rolling 12 month period



Number of Sales Per Annum (Land):

Period Ending	Port Douglas Number
Jan 2019	3
Jan 2018	12
Jan 2017	7
Jan 2016	4
Jan 2015	4
Jan 2014	7
Jan 2013	5
Jan 2012	3
Jan 2011	3
Jan 2010	8

Statistics are calculated over a rolling 12 month period



Change in Medium Land Price Per Annum:

Period	Port Douglas % Change	Douglas % Change
Jan 2018	0%	-16.42%
Jan 2017	0%	32.41%
Jan 2016	0%	1.61%
Jan 2015	0%	4.18%
Jan 2014	0%	-13.09%
Jan 2013	0%	10%
Jan 2012	0%	-13.79%
Jan 2011	0%	-9.38%
Jan 2010	0%	13.48%
Jan 2009	0%	0%

Port Douglas Profile:

The Douglas Shire government area (Douglas Shire Council) covers an area of 2,436 square kilometres extending from Ellis Beach in the south to Bloomfield in the north and the official estimated resident population is 11,196. The region is part of Australia's Wet Tropics and is framed by the World Heritage listed Wet Tropics rainforest to the west and north and the Coral Sea and World Heritage listed Great Barrier Reef Marine Park to the east. These attributes make the region a world-renowned tourist destination. The region is an important gateway to the nearby Daintree Rainforest and Cape York peninsula regions.

Port Douglas is the main tourist hub within the region and is located along a coastal strip that is bordered to the west with the popular Four Mile beach and to the east with an inlet. Mossman is the second largest town in the region and is the administrative, service, agricultural and industrial hub of the region. There are sub regions to the north of good quality agricultural land and areas of high ecological significance. Located off the Captain Cook Highway, the Douglas Shire is made up of primarily coastal communities.

Port Douglas' largest industries by employment are retail, accommodation, community and personal services.

The tourism industry is significant in Port Douglas with 1.2 million people visitors annually.

SALES EVIDENCE

A brief summary is shown below as they are the most comparable to the proposed subject allotments.

Sale No. 1

Address: 49 Pecten Avenue, Port Douglas **Sale Date:** 14/03/2018

Price: \$300,000 **Site Area:** 809m²

Comments: This property comprises an internal, level allotment of 809m² that has been improved with a 6m x 9m colorbond shed. The allotment is zoned "low-medium density residential" and adjoins the Sea Temple Resort to the rear. The allotment is located in close proximity to Four Mile Beach.

Sale No. 2

Address: 16 Mowbray Street, Port Douglas **Sale Date:** 08/12/2017

Price: \$420,750 **Site Area:** 1,416m²

Comments: The property comprises an internal, partially cleared, level allotment of 1,416m² spread over two titles. The allotment is zoned "centre" and is located two blocks from the Marina to the east and two blocks from the main business hub to the north. **This property was on the market for 37 days before selling.**

Sale No. 3

Address: 22 Beachfront Mirage Drive, Port Douglas **Sale Date:** 27/10/2017

Price: \$720,000 **Site Area:** 800m²

Comments: This property comprises an internal, cleared, level allotment of 800m² located within a gated community known as "Beachfront Mirage". The allotment adjoins an easement to the eastern boundary and parkland to the rear boundary. It is located approximately one block back from Four Mile Beach. Zoned "Tourist Accommodation". **This property was on the market for 7 days before selling.**

Market Overview:

The Douglas Shire economy continues to slowly advance. Tourism and employment indicators remain at encouraging levels, while construction activity now looks to be rising slightly from its low base.

The housing market has generally been a steady performer for the past year, with the median house price increasing 1.1 per cent from \$425,500 in May 2017 to \$430,000 in May 2018 and a 10.3 per cent increase in the median house price from five years ago. The median unit market price has decreased 11.2 per cent from \$255,000 in May 2017 to \$226,500 in May 2018 and a medium-term 24.1 per cent increase from five years ago. The median price of vacant land is \$147,500 (Douglas shire) which is a 17.9% drop from one year ago. There is a significant increase in value to the Port Douglas township compared to the other townships in the shire. The median price for vacant land ranges between \$420,000 to \$520,000 per quarter over recent years.

A typical three-bedroom house in the Douglas Shire has a weekly median rent of \$390 and a two-bedroom unit has a median rent of \$300 per week.

We believe there is a lack of stock for good quality residential allotments located in close proximity to the Port Douglas village and Four Mile beach. Demand seems reasonable, however, to sell all the proposed allotments may take a considerable time due to current economic conditions and possibility of the tourism sector declining within the near future. Recent announcement of an international flight carrier stopping the flights direct to Cairns from China are a concern for the tourist sector throughout the region. The graphs above indicate a reduction in sales in the last three to six months. This is due to a number of factors including a lack of stock and also being a seasonal market with majority of sales in the past occurring during the winter months.

The Highest and Best Use is considered a residential development site as per the proposed plan. This is due to the property's position, current state of the market, limited supply for residential allotments, nature of the surrounding properties. Furthermore, taking into consideration that unit developments in Port Douglas have been struggling to commence due to building costs, bank lending policies and state of the current investment property market.

Signature of Valuer:



TREVOR GARD AAPI
Certified Practising Valuer
Registered Valuer No. 2586
DIRECTOR
NORTHERN PROPERTY VALUERS

ANNEXURES

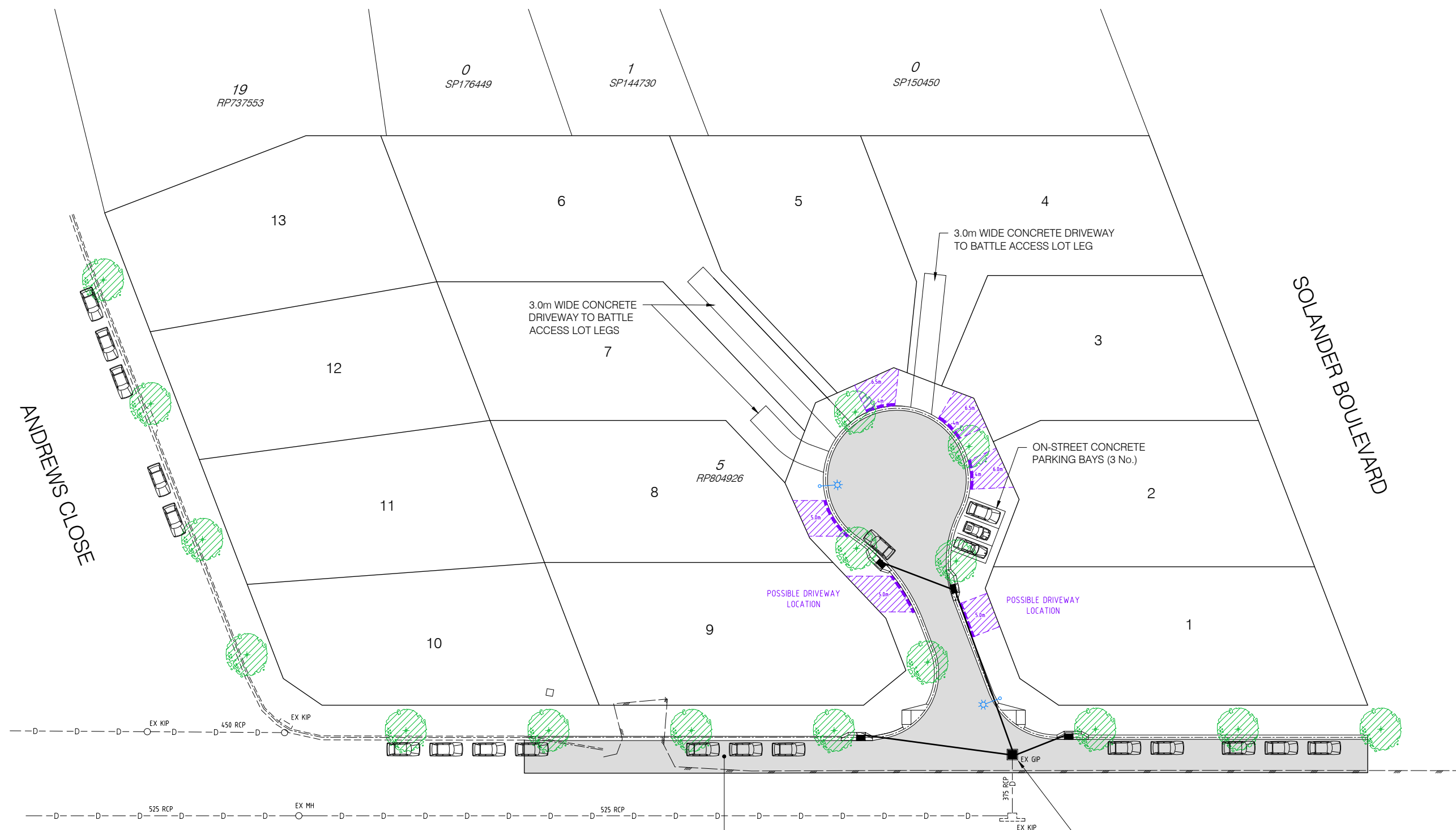
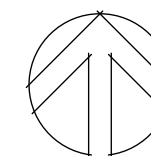
1.0 General Locality Map

1.0 Locality Map



APPENDIX: D

Reconfiguration of a Lot Roadworks & Drainage - 6038-SK02C



LEGEND

- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- ON-STREET PARKING
- INDICATIVE STREET LIGHT (SUBJECT TO DETAILED DESIGN)
- INDICATIVE STREET TREE (SUBJECT TO DETAILED DESIGN)
- INDICATIVE DRIVEWAY LOCATION CONSTRUCTED BY OTHERS

EXTEND EXISTING KERB AND CHANNEL ON EXISTING ALIGNMENT AND WIDEN PAVEMENT

DEMOLISH EXISTING GRATED INLET PIT AND CONSTRUCT NEW MANHOLE

LANGLEY ROAD

FLANAGAN CONSULTING GROUP
 DEVELOPMENT CONSULTANTS • PROJECT MANAGERS • ENGINEERS • PLANNERS
 CAIRNS (07) 4031 3199 DARWIN (08) 8943 0620 MACKAY (07) 4944 1200 TOWNSVILLE (07) 4724 5737
www.flanaganconsulting.com.au

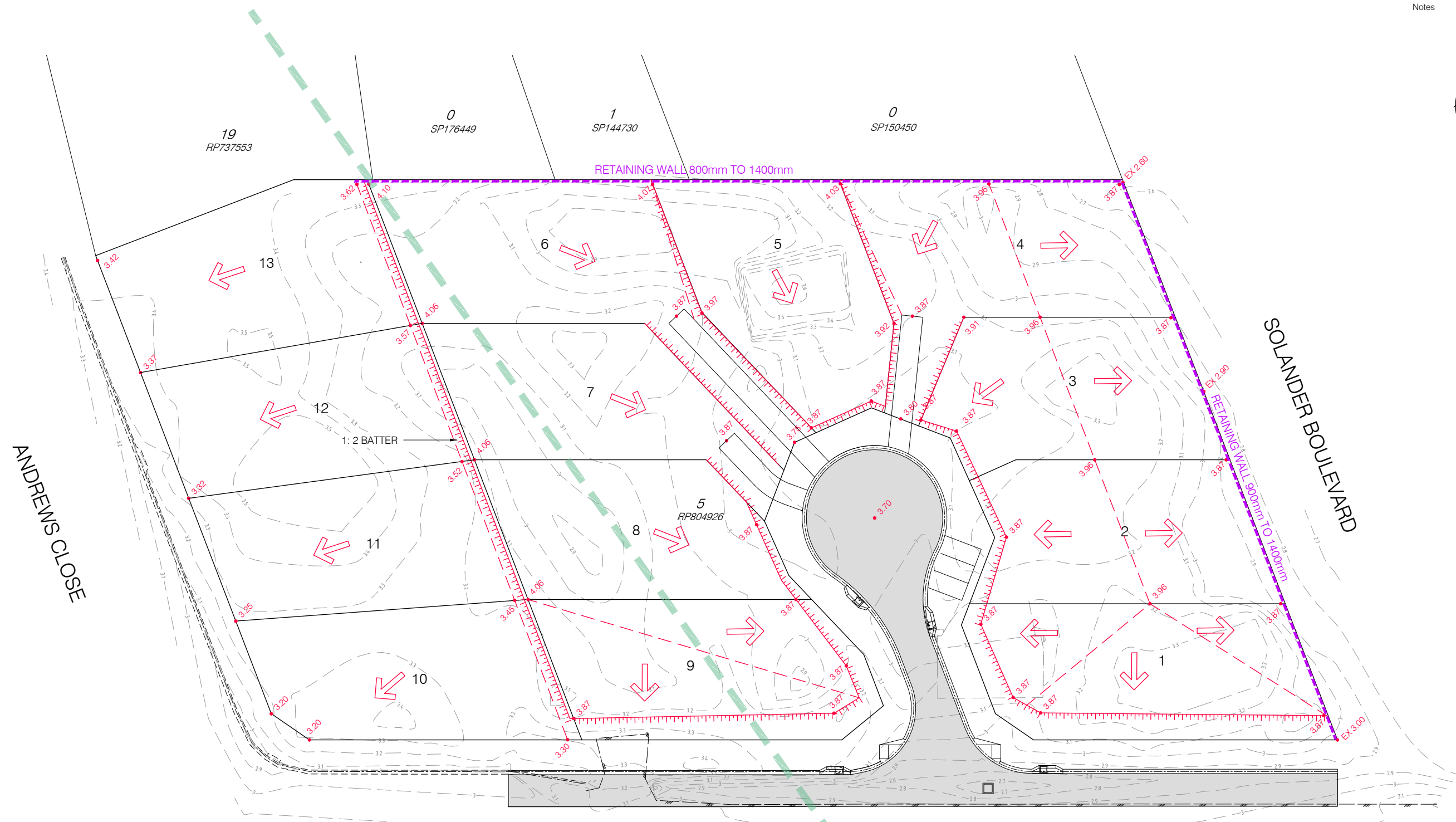
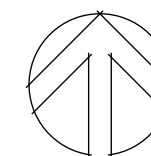
RECONFIGURATION OF LOT
 LOT 5 on RP 804926
 13 Lots Subdivision

ROADWORKS & DRAINAGE

6038-SK02 C 1:300
A1 Full Size

APPENDIX: E

Concept Site Grading - 6038-SK05C



LEGEND

- EXISTING SURFACE CONTOURS
- FINISHED SURFACE LEVEL
- DIRECTION OF FALL
- PROPOSED TOP OF BATTER (ALL BATTERS SHOWN INDICATIVELY AT 1:4)
- CHANGE OF GRADE
- PROPOSED RETAINING WALL (700mm - 1200mm)

MINIMUM ALLOTMENT FILL LEVELS
 3.87 AHD < 200m SETBACK FROM COASTLINE
 2.70 AHD > 200m SETBACK FROM COASTLINE
 (REF: Cairns Region Storm Tide Inundation Study - 2017 prepared by BMT WBM)

FLANAGAN CONSULTING GROUP
 DEVELOPMENT CONSULTANTS • PROJECT MANAGERS • ENGINEERS • PLANNERS
 CAIRNS (07) 4031 3199 DARWIN (08) 8943 0620 MACKAY (07) 4944 1200 TOWNSVILLE (07) 4724 5737
www.flanaganconsulting.com.au

RECONFIGURATION OF LOT
 LOT 5 on RP 804926
 13 Lots Subdivision

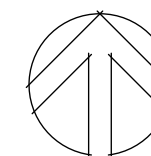
CONCEPT SITE GRADING

6038-SK05 C 1:300
A1 Full Size

APPENDIX: F

Concept Water Reticulation - 6038-SK03B

Concept Sewerage Reticulation - 6038-SK04B



ABANDON EXISTING DN80 AC MAIN LOCATED UNDER KERB (IF NOT ALREADY ABANDONED)

TRENCH ACROSS ROAD AND CONNECT TO EXISTING MAIN

- LEGEND**
- - - - - W - - - - - EXISTING WATER
 - - - - - W - - - - - PROPOSED WATER MAIN
 - - - - - W - - - - - PROPOSED SERVICE MAIN

LANGLEY ROAD

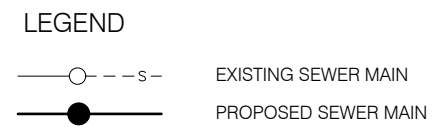
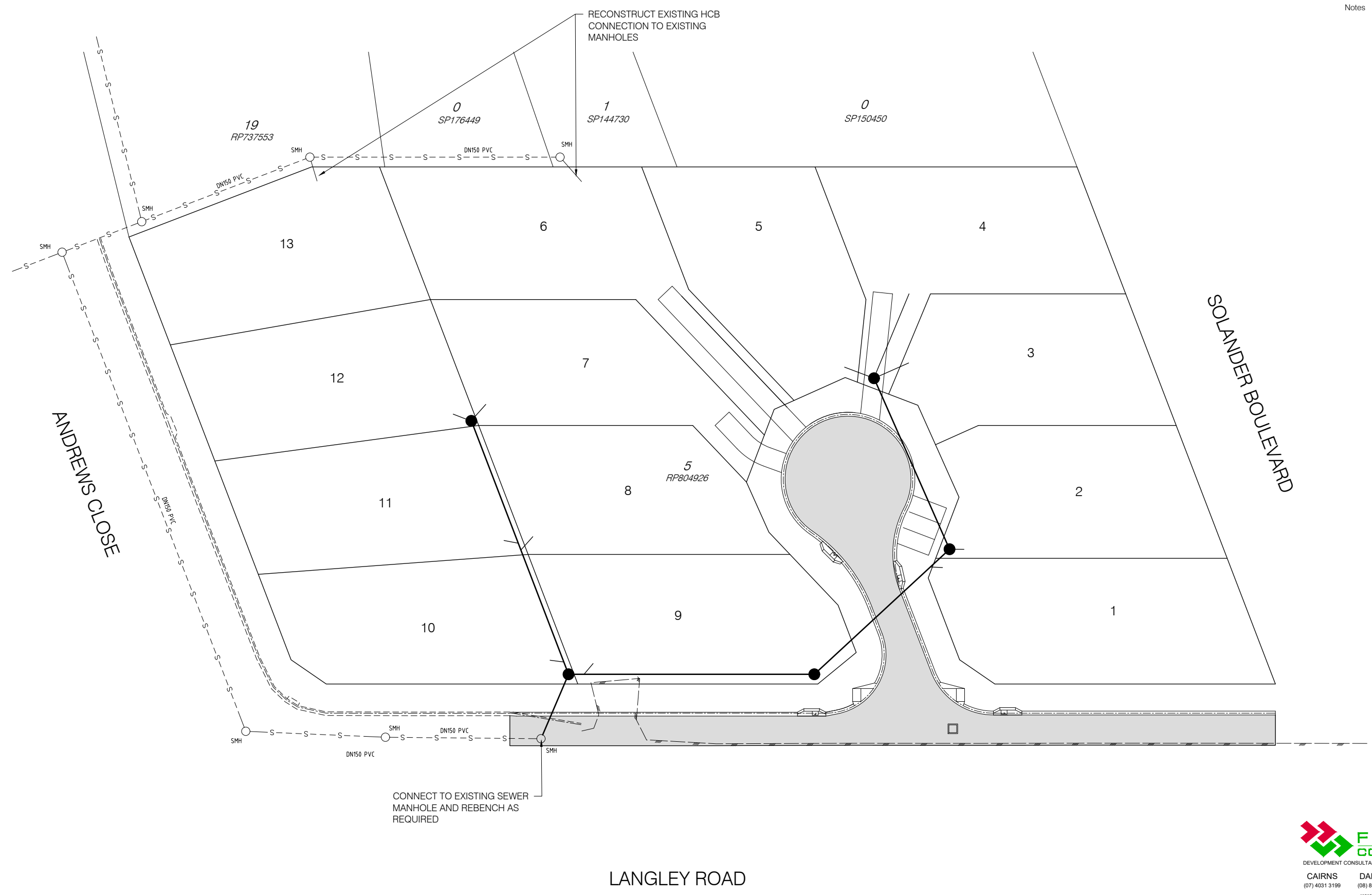
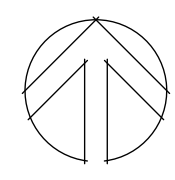
FLANAGAN CONSULTING GROUP
 DEVELOPMENT CONSULTANTS • PROJECT MANAGERS • ENGINEERS • PLANNERS
 CAIRNS (07) 4031 3199 DARWIN (08) 8943 0620 MACKAY (07) 4944 1200 TOWNSVILLE (07) 4724 5737
www.flanaganconsulting.com.au

RECONFIGURATION OF LOT
 LOT 5 on RP 804926
 13 Lots Subdivision

WATER RETICULATION

6038-SK03 B 1:300
A1 Full Size

Notes



FLANAGAN CONSULTING GROUP
 DEVELOPMENT CONSULTANTS • PROJECT MANAGERS • ENGINEERS • PLANNERS
 CAIRNS (07) 4031 3199 DARWIN (08) 8943 0620 MACKAY (07) 4944 1200 TOWNSVILLE (07) 4724 5737
 www.flanaganconsulting.com.au

RECONFIGURATION OF LOT
 LOT 5 on RP 804926
 13 Lots Subdivision
SEWERAGE RETICULATION