

Our Ref: 16-05/L000651
CRC Ref: CA1594/2016 (784890)
Date: 14 October 2016

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

VIA: SMART EDA/EMAIL: Daniel.lamond@douglas.qld.gov.au

Dear Daniel,

RE: RESPONSE TO INFORMATION REQUEST PURSUANT TO SECTION 278 OF THE SUSTAINABLE PLANNING ACT 2009 IN RELATION TO AN APPLICATION FOR MATERIAL CHANGE OF USE 'MULTI-UNIT HOUSING' AND RECONFIGURING A LOT (1 INTO 3) ON LAND AT 24 MUDLO STREET, PORT DOUGLAS, MORE PARTICULARLY DESCRIBED AS LOT 60 ON PTD 20911

Planning Plus Pty Ltd acts on behalf of Mr Nathan Verri ('the Applicant') in relation to the above-described matter.

Pursuant to Section 278 of the *Sustainable Planning Act 2009*, we provide our response below to the Information Request received from Douglas Shire Council on 19 August 2016.

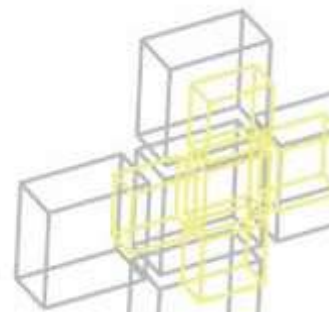
- 1. Council notes that the proposal falls short of the required landscaping and recreation area at ground level, and that the first floor level includes 34m² of landscaping, which would make the proposal consistent with the provision of the land use code for Multi-Unit Housing for landscaping. Please demonstrate the utility of this area for this purpose and how this area is to be accessed for maintenance.***

As part of the final design phase of the development, a landscaping plan will be prepared by Landscape Architect John Sullivan of Hortulus.

Access to, and maintenance of the first floor landscaping area will be serviced through both the louvres at the top of the stair well as well as an access gate to the gardens on the western side balcony. Harness connection points will also be provided to the walls as required for safety.

Overall, the proposal is considered to provide sufficient functional recreation space with each unit having two (2) large outdoor entertaining areas, a pool and gardens which will achieve a high level of amenity.

- 2. It is evident that one of the proposed pools is sited at the boundary of the main street frontage, the proposal is identified within the planning report as compliant with A7.3 of the Multi-Unit Housing Land Use Code, please identify how the pool setback complies with***



A7.3 of the land use code.

It is acknowledged that the swimming pool which is located along the western boundary of the site (Mudlo Street frontage) is not compliant with A7.3 of the land use code. It is noted however that the pool will be guarded by a non-climbable 2m solid fence between the site and the street and therefore will not be visible, nor present a safety hazard, to the public.

In accordance with P7 of the Multi-Unit Housing Land Use Code, the location of the swimming pool provides a functional and usable recreation area, which is not considered to compromise the safety of people or the amenity of the area.

- 3. Demonstrate how the associated on street works relate to the significant street trees within the road reserve of Beryl Street. The trees should be identified on a survey and accurately located and referenced on the plan. In particular, the circumference and the extent of the canopy cover should be identified. Identify how the proposed accesses affect the trees.***

The Applicant has advised that the location of the existing street trees as shown on the proposal plans is correct and that the Villas have been designed in consideration of retaining the large trees and incorporating them into the overall design.

Nevertheless, it is proposed that a Survey of the street trees will be undertaken by the Applicant as part of the final design phase, and therefore it is requested that this item be conditioned as part of an approval.

- 4. Provide details as to how the three proposed allotments are to be serviced with water and sewer.***

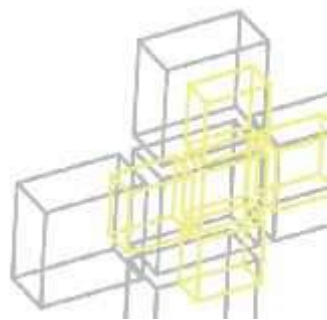
An As-constructed Plan has been obtained and is included for reference as **Annexure A**.

As part of the final design phase, a full set of hydraulic drawings will be prepared by Gilboy Hydraulic Engineers to demonstrate the development's ability to connect to water, stormwater and sewer.

- 5. It is noted by Council that the portion of the allotment toward the Mudlo Street frontage is an erosion prone area and a medium storm tide hazard area as identified on the SPP interactive mapping. Demonstrate how the proposed development will address this. In particular –***
 - Provide details of existing ground levels (AHD) by way of a survey and detail the extent of any necessary filling to achieve Q100 flood immunity.***

A review of the Queensland Reconstruction Authority mapping prepared by AECOM indicates that the site is located on the edge of the 1% AEP Event, with 0-0.5m inundation. It is requested that further confirmation of final floor levels be conditioned given that fill requirements are unlikely to be so significant as to make the proposal unworkable.

- 1. Please re-submit the below plans as A3 size with a suitable scale:***
 - Area Plan Gross Floor Area***
 - Area Plan Site Cover***
 - Area Plan General***
 - Elevations***
 - Floor Plans***



- **Site**

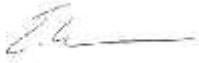
Please see attached full drawing set which includes the correct A3 scale (**Annexure B**).

Conclusion

In accordance with Section 278(1)(a) of the *Sustainable Planning Act 2009*, this letter and attachments constitute the Applicant's full response to the information requested.

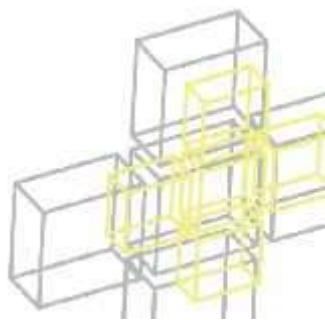
We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours Faithfully



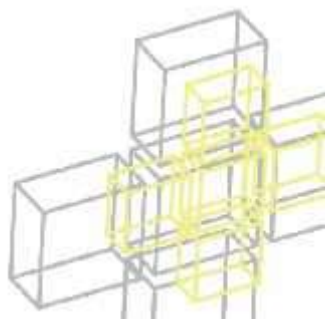
Evan Yelavich
Senior Planner
Planning Plus Pty Ltd

enc.	Annexure A:	As-constructed Plan
	Annexure B:	Revised Drawing Set



Annexure A

As-constructed Plan



File Name: As Cons
 Document No:

27 APR 2016

 Attention: RIT copied
 Information:

Records Search Request

01/07/2015 – 30/06/2016

Requested by / Firm Name:	Nathan Verri		
Postal Address:	P.O. Box 1374 Mossman 4873		
Reference:	Nathan Verri	Phone:	0438984951
Results Emailed or Faxed Please specify with details:	<input checked="" type="checkbox"/> Email: info@nathanverri.com <input type="checkbox"/> Fax:		
Purchaser:			
Vendor:			
Lot & Plan number/s:	L60 PTD PLN 20911	Expected Settlement Date:	
Property Location:	24 MUDLO ST POOR DOUGLAS QLD		
Improvements:			
RATES (Does not include water consumption – refer to Water & Waste)			
♦ Rate search	(up to 5 working days from date of receipt)	\$87.00	<input type="checkbox"/> T102
WATER METER READS (to check if a water meter is connected)			
♦ Meter reading	(up to 5 working days from date of receipt)	\$55.00	<input type="checkbox"/> T221
PLUMBING			
♦ Provision of Sewer Mains/as Constructed Plans (per Lot & plan)		\$55.20	<input checked="" type="checkbox"/> T114
TOWN PLANNING			
♦ Certificate – Limited	(2 working days from date of receipt) (costing is per Lot)	\$372.45	<input type="checkbox"/> T105
♦ Certificate – Limited	(5 working days from date of receipt) (costing is per Lot)	\$221.15	<input type="checkbox"/> T105
♦ Certificate – Standard	(10 working days from date of receipt) (costing is per Lot)	\$746.00	<input type="checkbox"/> T105
♦ Certificate – Full	(30 working days from date of receipt) (costing is per Lot)	\$1501.60	<input type="checkbox"/> T105
♦ Letter Of Enquiry	(10 working days from day of receipt)	\$266.25	<input type="checkbox"/> T537
BUILDING (all searches up to 10 working days from date of receipt)			
♦ Swimming pool compliance (check www.poolfencing.qld.gov.au prior to ordering searches)		\$250.10	<input type="checkbox"/> T113
♦ Certificate of Classification (copy)		\$59.10	<input type="checkbox"/> T113
♦ Permit Search – Domestic (includes Units)		\$118.15	<input type="checkbox"/> T113
♦ Permit Search – Commercial		\$438.50	<input type="checkbox"/> T113
♦ Date & Original Cost of Building Construction		\$104.15	<input type="checkbox"/> T113
♦ Building Notices Search (Show Cause & Enforcement Notices issued under BA or SPA)		\$118.15	<input type="checkbox"/> T113
FLOOD			
♦ Flood zone Information (5 working days from date of receipt)		\$152.20	<input type="checkbox"/> T103
HEALTH ALL SEARCHES MUST BE RECEIVED AT LEAST 10 WORKING DAYS BEFORE SETTLEMENT			
*An authorisation release form is required prior to any searches being conducted. Please contact Environmental Health & Regulatory Services to obtain an authorisation release form or visit Council's website.			
♦ Additional fee for searches required in less than 5 working days		\$144.95	<input type="checkbox"/> T110
♦ Pre-sale inspection: Food Business – Med/High Risk		\$401.45	<input type="checkbox"/> T110
♦ Pre-sale inspection: Food Business – Low Risk Only		\$252.80	<input type="checkbox"/> T110
♦ Pre-sale inspection: Bed & Breakfast, Farm Stay, Forest Stay		\$160.50	<input type="checkbox"/> T110
♦ Pre-sale inspection: Accommodation business (eg. Caravan, Camping, Accommodation Facility)		\$214.95	<input type="checkbox"/> T110
♦ Pre-sale inspection: Accommodation business with 1 food preparation area		\$525.95	<input type="checkbox"/> T110
♦ Pre-sale inspection: Accommodation business with > than 1 food preparation area		\$658.50	<input type="checkbox"/> T110
♦ Pre-sale inspection: Swimming pool (under Local Law 1 Schedule 17)		\$150.30	<input type="checkbox"/> T110
♦ Pre-sale inspection: Personal Appearance Services Business (PAS) - High Risk		\$237.00	<input type="checkbox"/> T110
♦ Pre-sale Record Search – Swimming Pool (under Local Law 1 Schedule 17)		\$29.05	<input type="checkbox"/> T110
♦ Pre-sale Record Search – No inspection		\$150.30	<input type="checkbox"/> T110
♦ Other miscellaneous		\$150.30	<input type="checkbox"/> T110

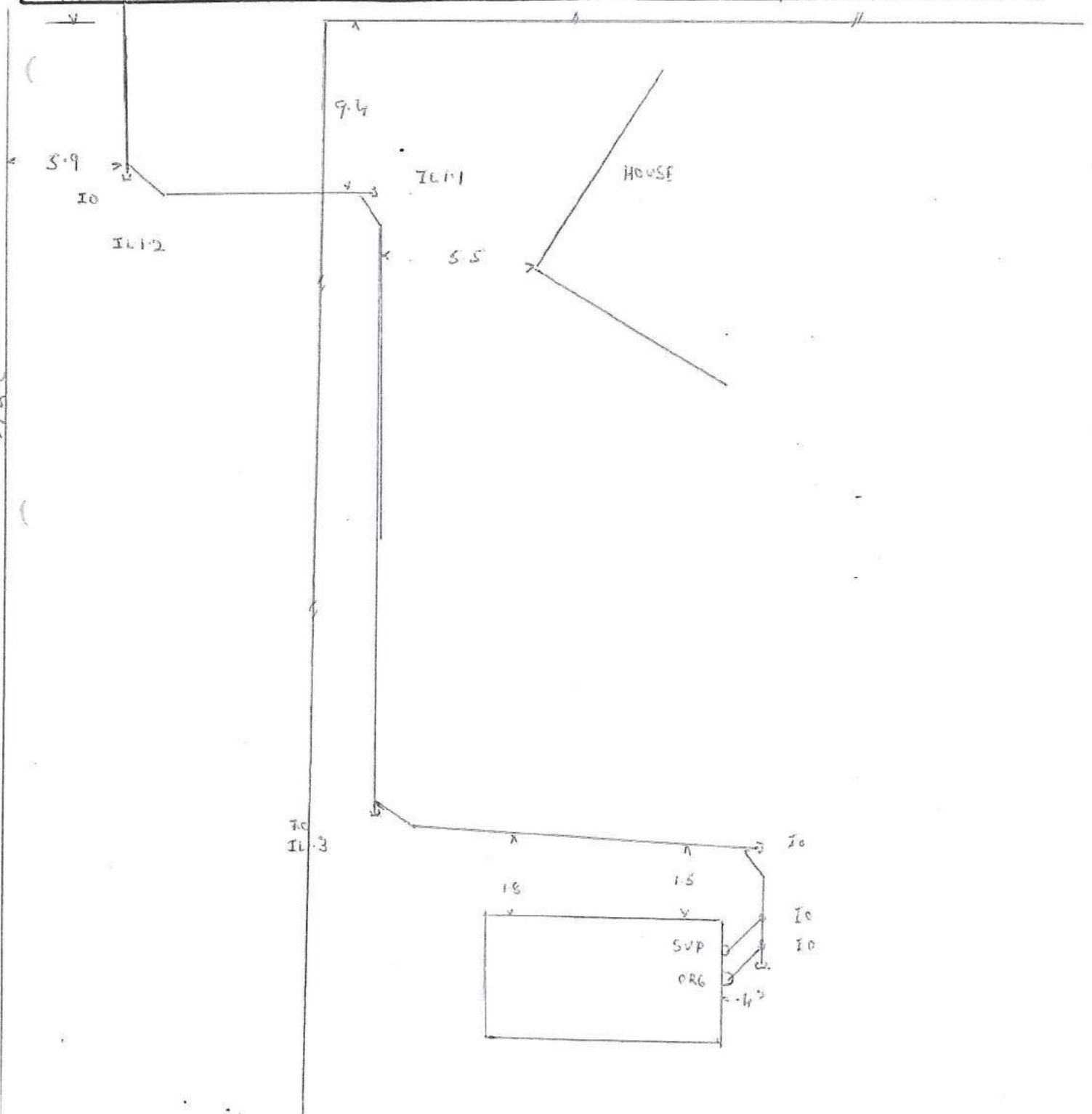
①

A - 846204

P - 1960

DOUGLAS SHIRE COUNCIL
MOSSMAN SEWERAGE SCHEME AS CONSTRUCTED

Name of Owner: J. K. O. L. WILD.	Property No:
Address: 24 MUDLOW ST PORT DOUGLAS	
Type of Building: BAR	BY:
Name of Contractor: J. Mills	Licence No - 3995 Plumber: 3668 Drainer:
Application No: 16	Lot 60 RP PT D 20911



DOUGLAS SHIRE COUNCIL

②

AS CONSTRUCTED

Assessment No.

H.D.P. No. DWILLING

PL2 App. No. 3635

SEWERAGE SCHEME

PORT DOUGLAS

Name of Owner S & O WILD

Address 24 HUDSON ST PORT DOUGLAS

Street No. 24 HUDSON ST

Name of Drainer V PETRUS

Licence No. 6970 4672

Fee \$115.00

Receipt No. LSPCL78

Date 6-8-91

REFERENCE:

J.U. Jump Up	A.S.V. Anti Syphon Vent	F.V. Flood Valve	1. Bath
S.D. Slope Drop	A.S.T. Anti Syphon Trap	I.C. Inspection Chamber	2. Water Closet
L.J. Level Junction	D.T. Disconnecter Trap	I.B. Inspection Band	3. Sink
E.V. Educt Vent	G.T. Gully Trap	I.J. Inspection Junction	4. Wash Hand Basin
I.V. Induct Vent	G.I.T. Grease Interceptor Trap	I.P. Inspection Pipe	5. Urinal
G.V. Ground Vent	O.I.T. Oil Interceptor Trap	B. Bend	6. Laundry Tubs
S.V.P. Soil Vent Pipe	A.I.T. Acid Interceptor Trap	S.J. Square Junction	7. Shower
			8. Cuspidor

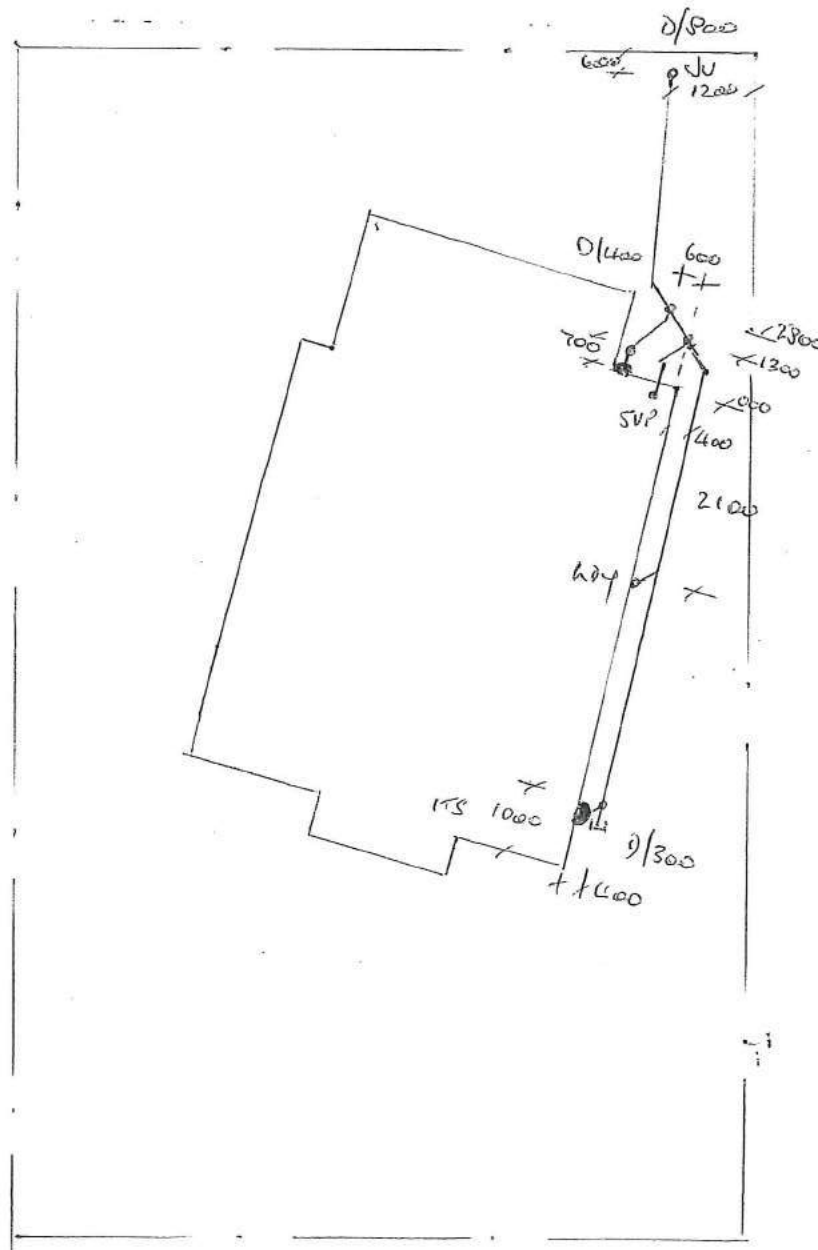
NOTES:

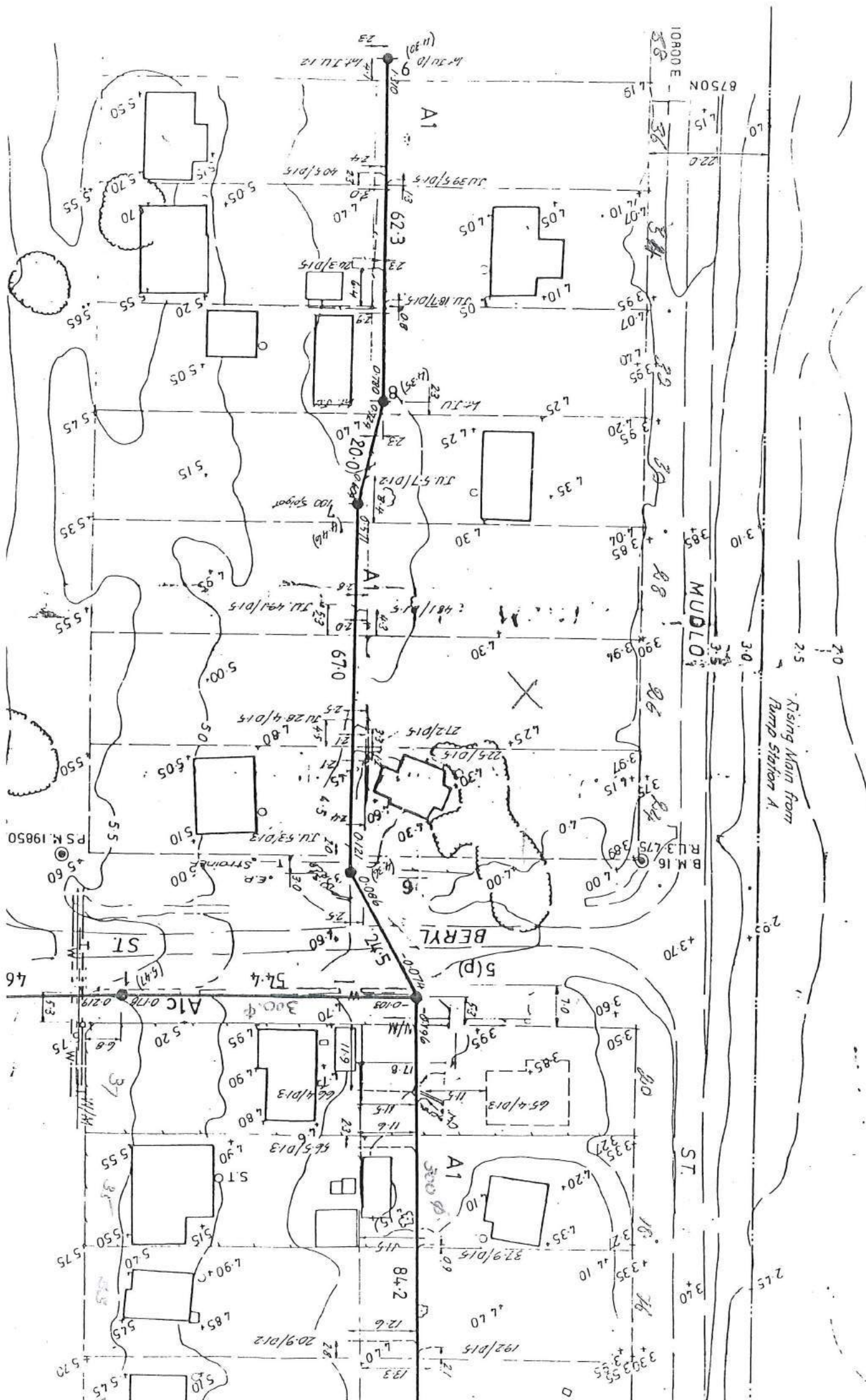
1. Drains to be 100mm dia. pipes unless otherwise stated.
2. All work to be done in accordance with the Standard Sewerage By-laws.
3. All Sanitary conveniences, numerated or not, to be drained to the Council's sewer.
4. The retention of existing fixtures and employment of proposed fixtures, subject to approval.
5. Any person connecting any rainwater downpipe or any tank overflow to the Council's Sewer is liable to a penalty.
6. Existing Water Services are to comply with Standard Water Supply By-laws.

Junction about metres from centre of downstream M.H. No. on Line No.

Depth of Sewer approx. metres. Depth to House Drain Connection approx. metres.

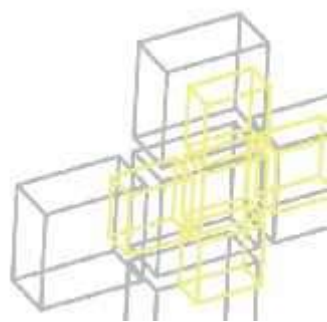
TESTED & PASSED
 BRODIE 15/8/91

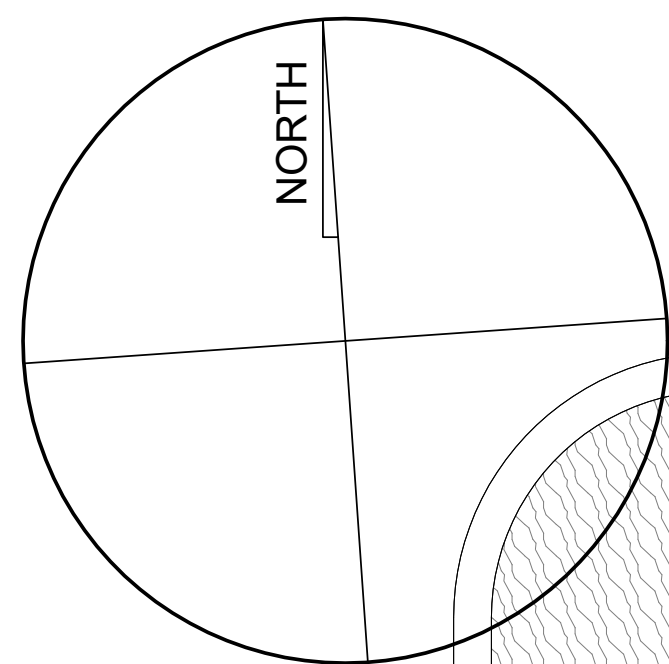




Annexure B

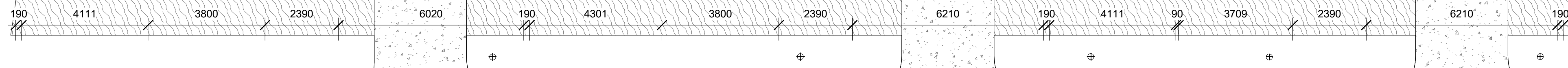
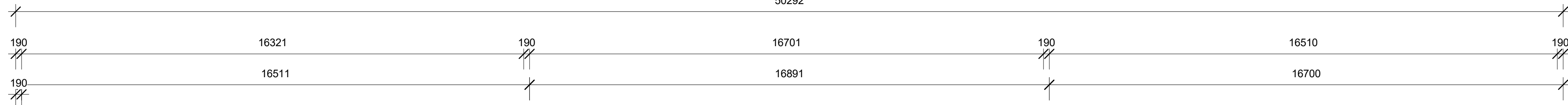
Revised Drawing Set





BERYL STREET

50292

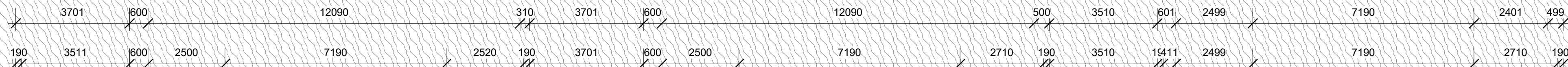


EXISTING
SEWER
MAN HOLE

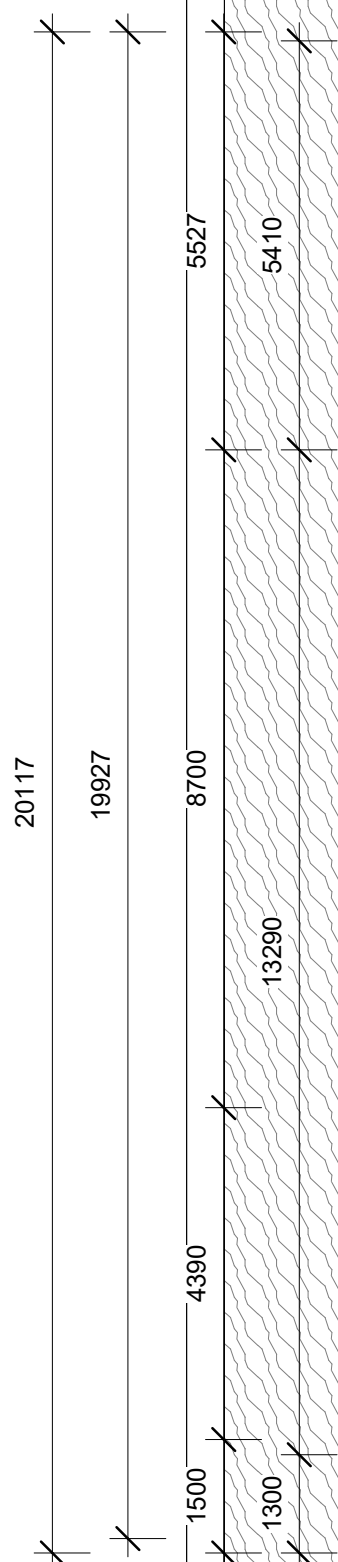
EXISTING
SEWER
CONNECTION

EXISTING SEWER MAIN

EXISTING
SEWER
CONNECTION



MUDOL STREET



1 Site
1 : 200



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24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS
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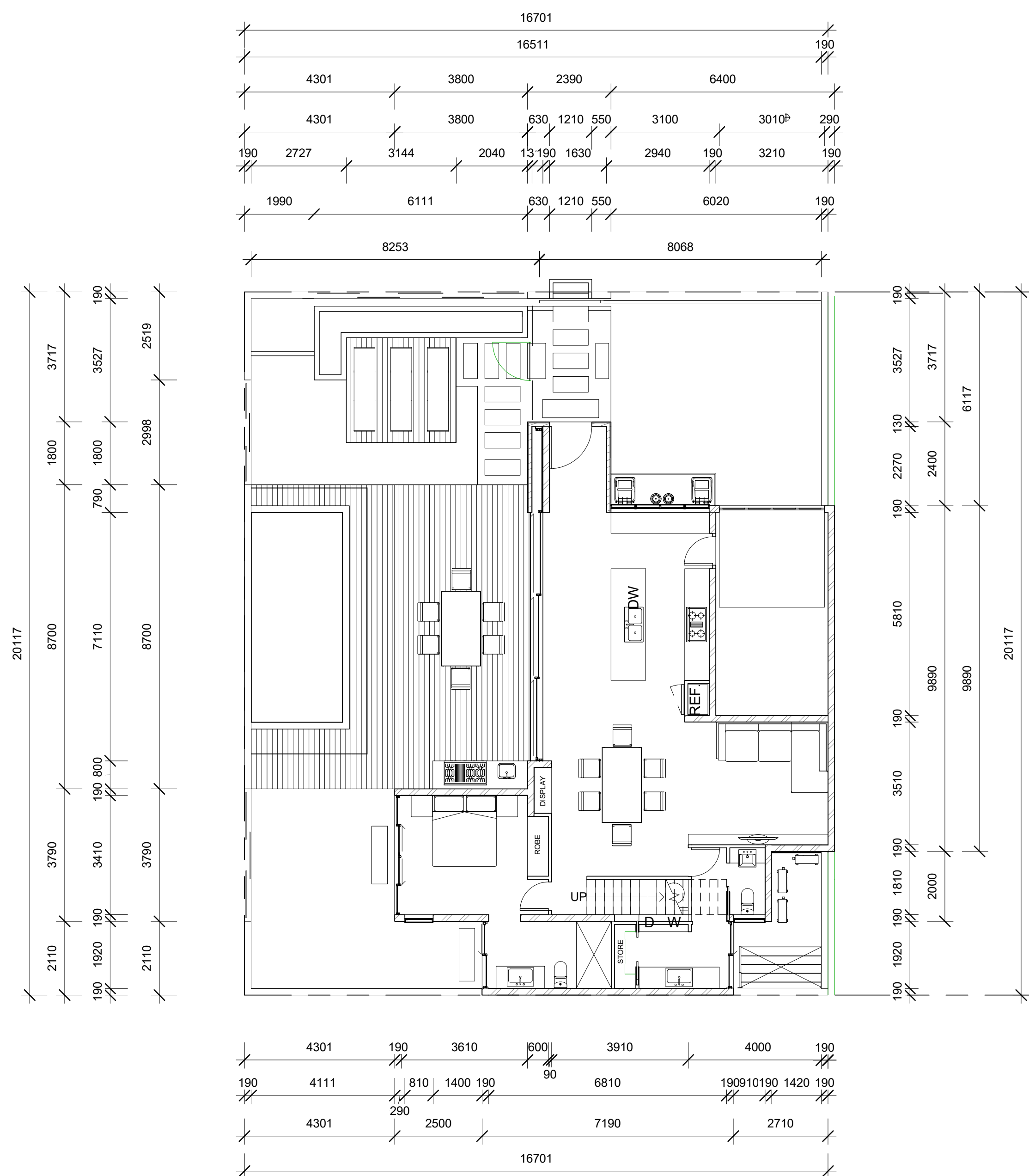
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SHEET NUMBER: SHEET 1

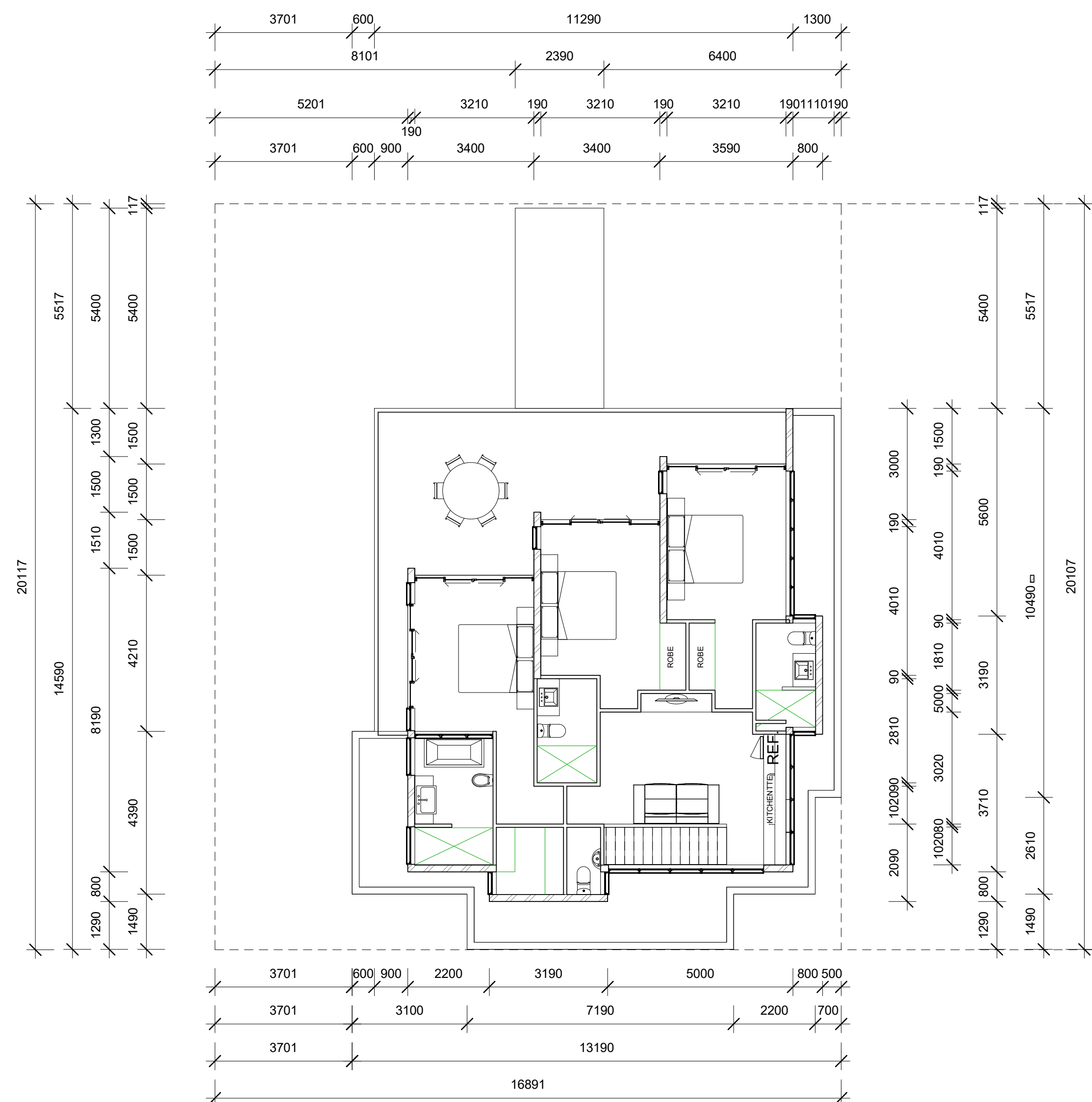
DATE: 19/06/2016 9:03:12 PM

DESIGNED BY: NATHAN VERRI

DRAWN BY: NATHAN VERRI



1 GROUND FLOOR PLAN
1 : 200



2 FIRST FLOOR PLAN
1 : 200



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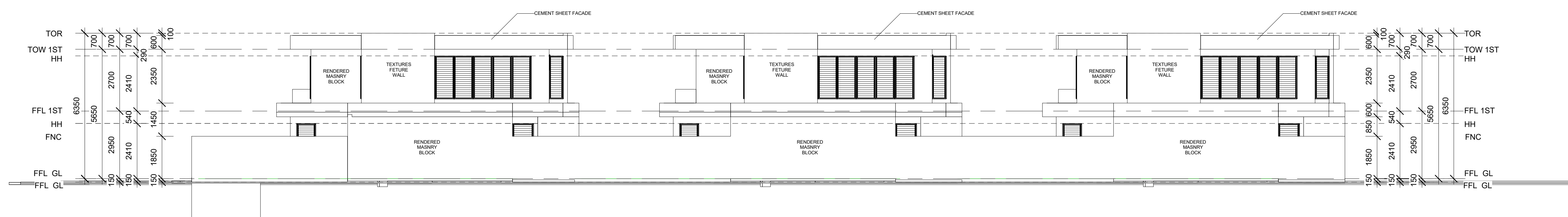
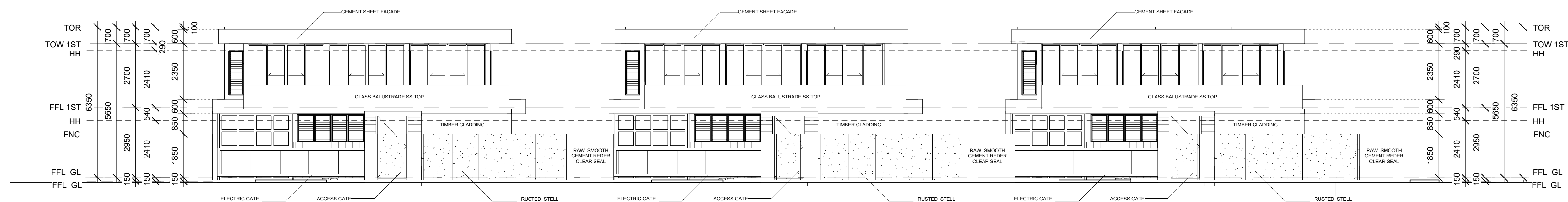
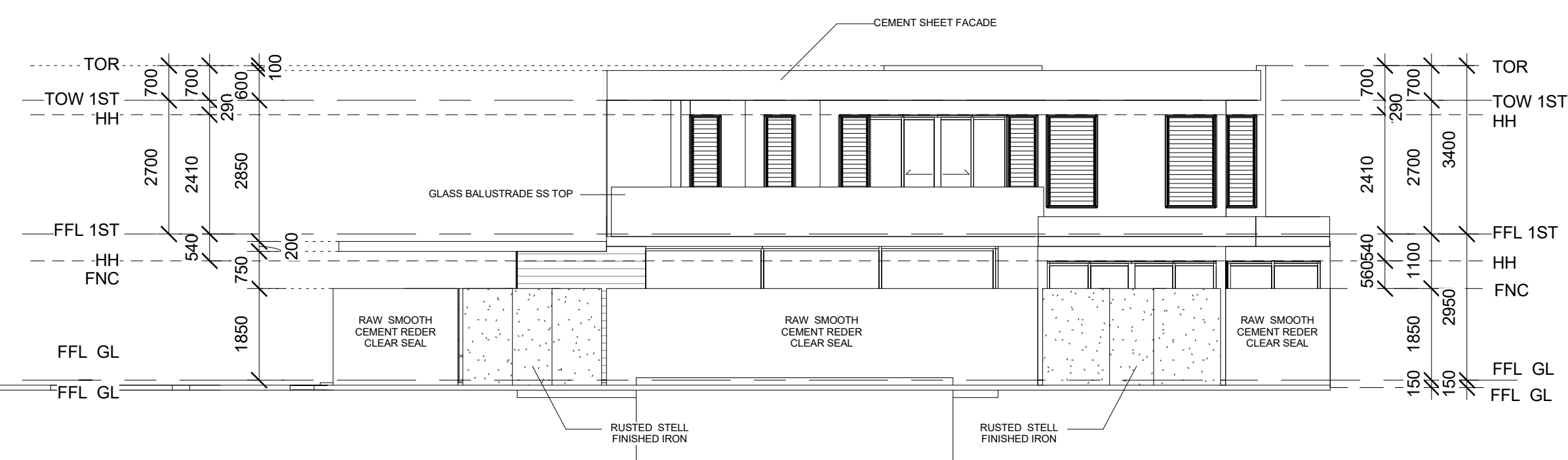
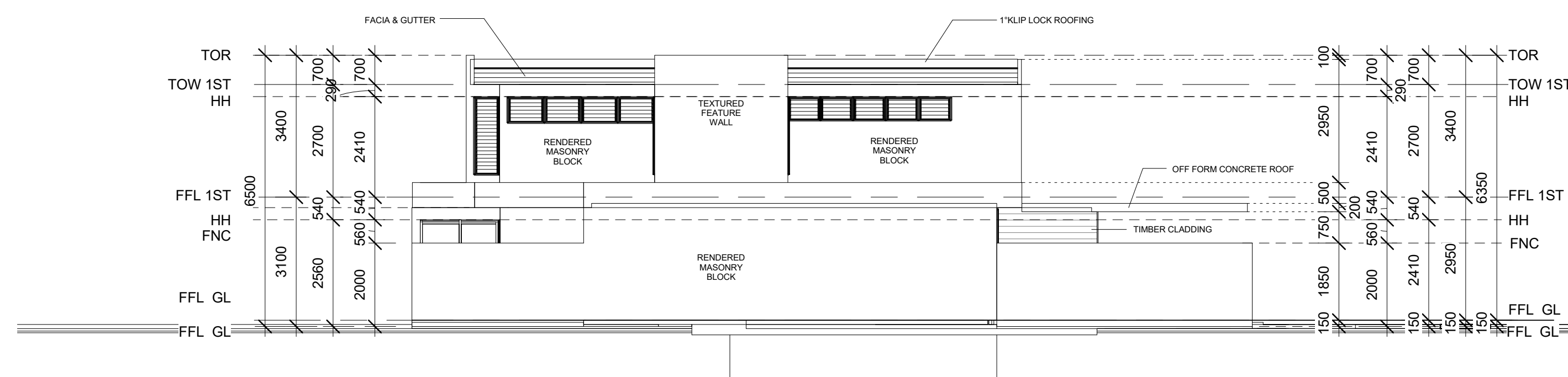
SHEET NAME: FLOOR PLANS

SHEET NUMBER: SHEET 2

DATE: 19/06/2016 9:03:26 PM

DESIGNED BY: NATHAN VERRI

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SHEET NAME: ELEVATIONS

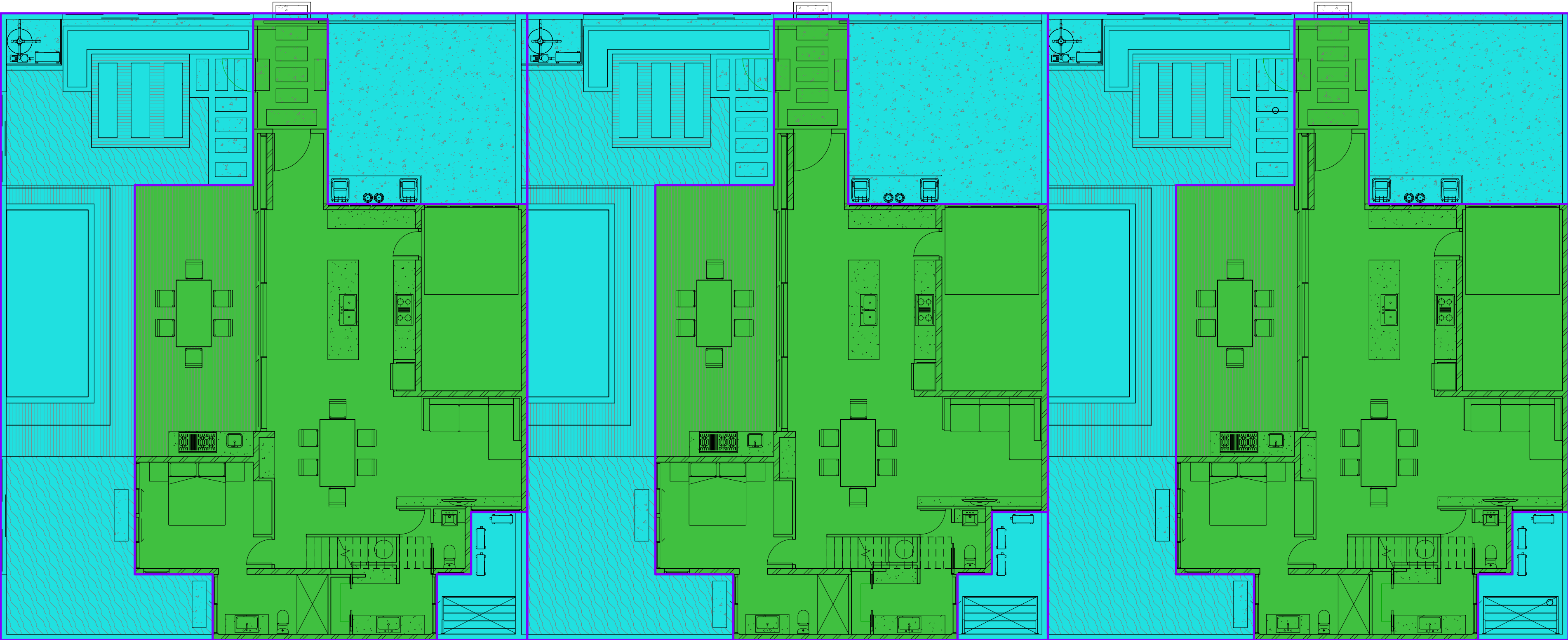
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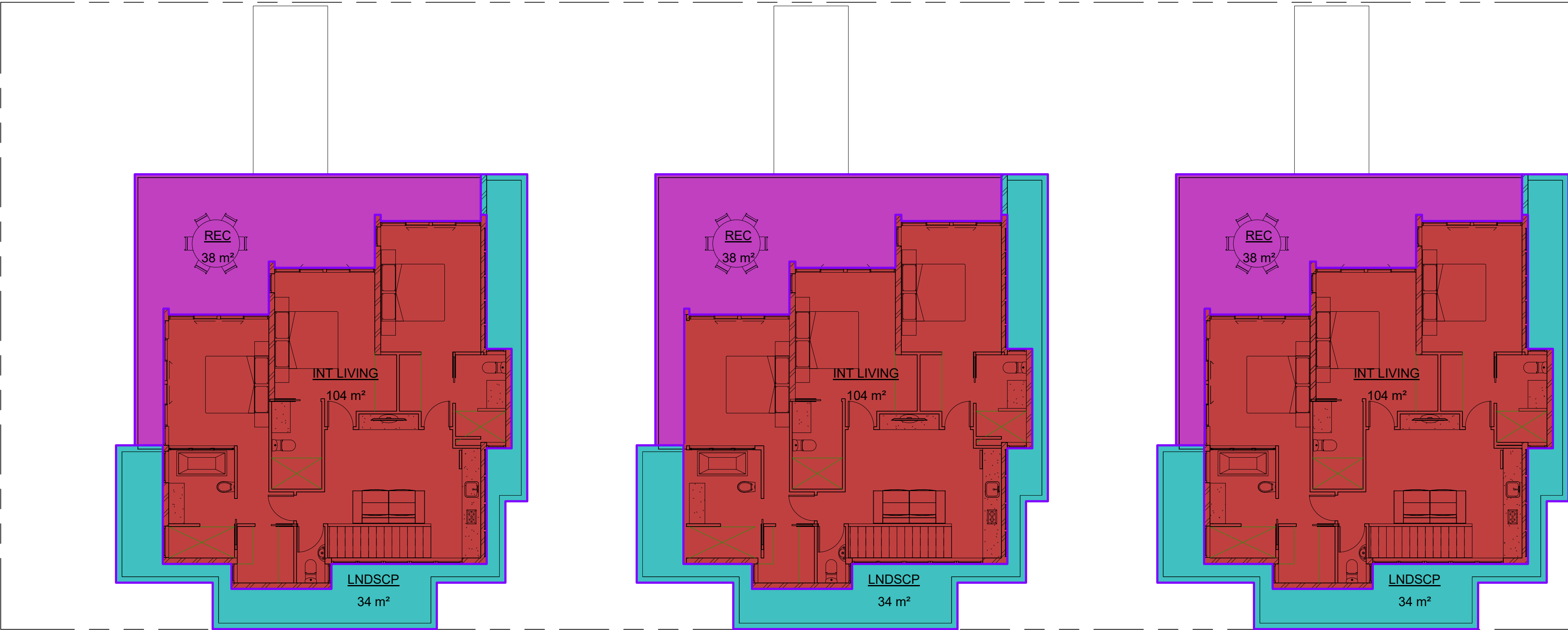
PROJECT AREAS GRND	1 VILLA	ALL VILLAS
INT LIVING	112m²	336m²
EXT LIVING	35m²	105m²
RECREATION	45m²	135m²
SERVICE	14m²	42m²
LANDSCAPE	66m²	198m²
PARKING	54m²	162m²
FENCING	13m²	39m²



PROJECT AREA TOTALS	1 VILLA	ALL VILLAS
INT LIVING	216m²	648m²
EXT LIVING	73m²	219m²
RECREATION	45m²	135m²
SERVICE	14m²	42m²
LANDSCAPE	100m²	300m²
PARKING	54m²	162m²
FENCING	13m²	39m²

AREAS GENERAL
GROUND
1 : 200

PROJECT AREAS 1ST	1 VILLA	ALL VILLAS
INT LIVING	104m²	312m²
EXT LIVING	38m²	114m²
RECREATION	NA	NA
SERVICE	NA	NA
LANDSCAPE	34m²	102m²
PARKING	NA	NA
FENCING	NA	NA



AREAS GERNERAL 1ST
1 : 200

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SHEET NAME: AREA PLAN GENERAL

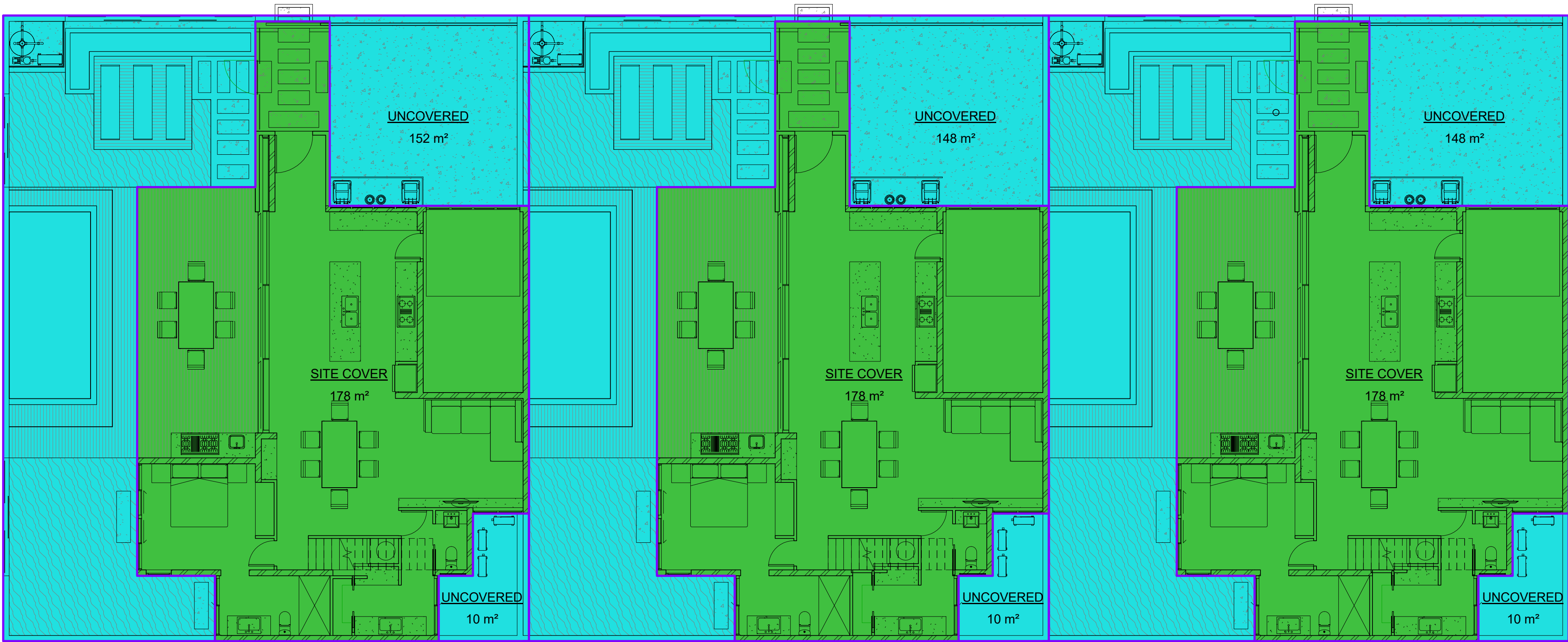
SHEET NUMBER: SHEET 4

DATE: 19/06/2016 9:04:18 PM



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SITE COVER GROUND	AV VILLA	ALL VILLAS	% AV VILLA	% ALL VILLAS
SITE COVER	178m²	534m²	52.76%	52.76%
UNCOVERED	159.3m²	478m²	47.24%	47.24%
TOTAL SITE AREA	337.3m²	1012m²	100%	100%



2 SITE COVER GROUND
1 : 200

SITE COVER 1ST	AV VILLA	ALL VILLAS	% AV VILLA	% ALL VILLAS
SITE COVER	109m²	327m²	32.32%	32.32%
UNCOVERED	228.3m²	685m²	67.68%	67.68%
TOTAL SITE AREA	337.3m²	1012m²	100%	100%



1 SITE COVER AREA 1ST
1 : 200



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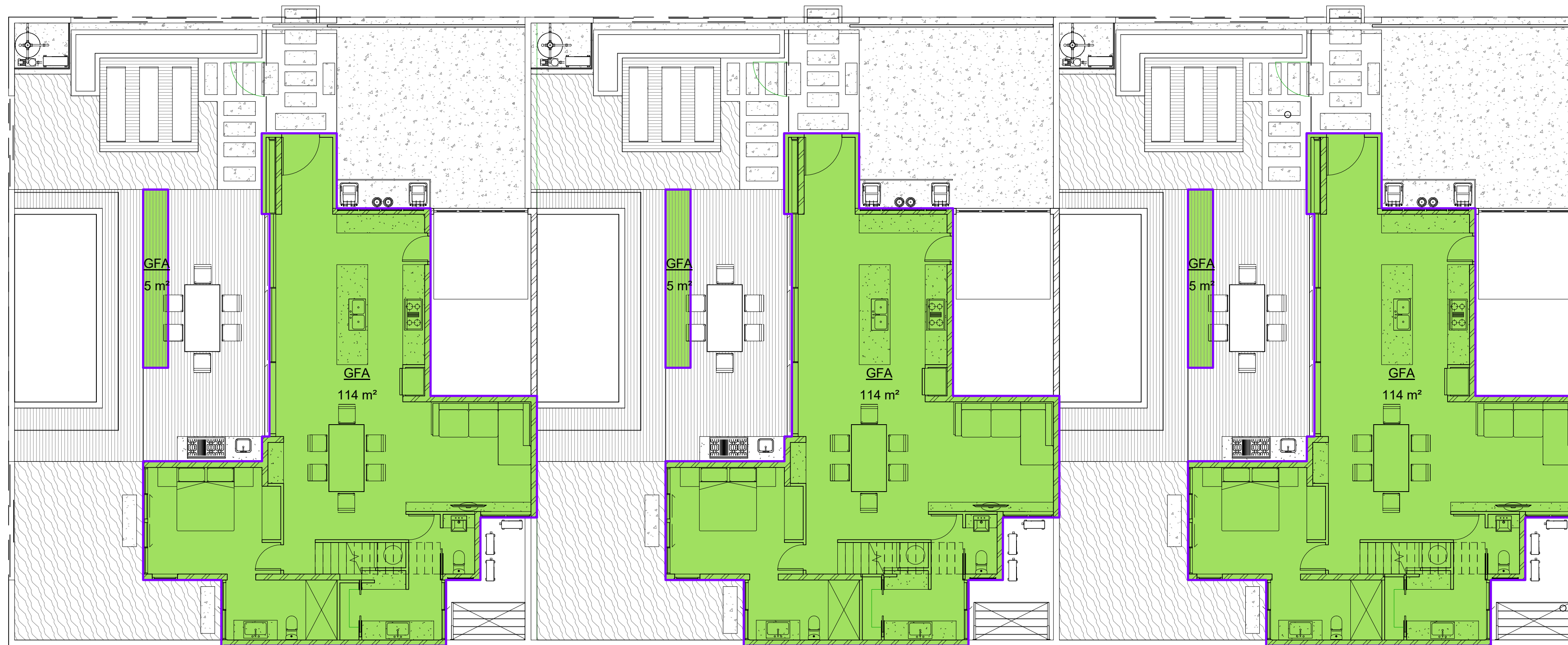
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SHEET NUMBER: SHEET 5

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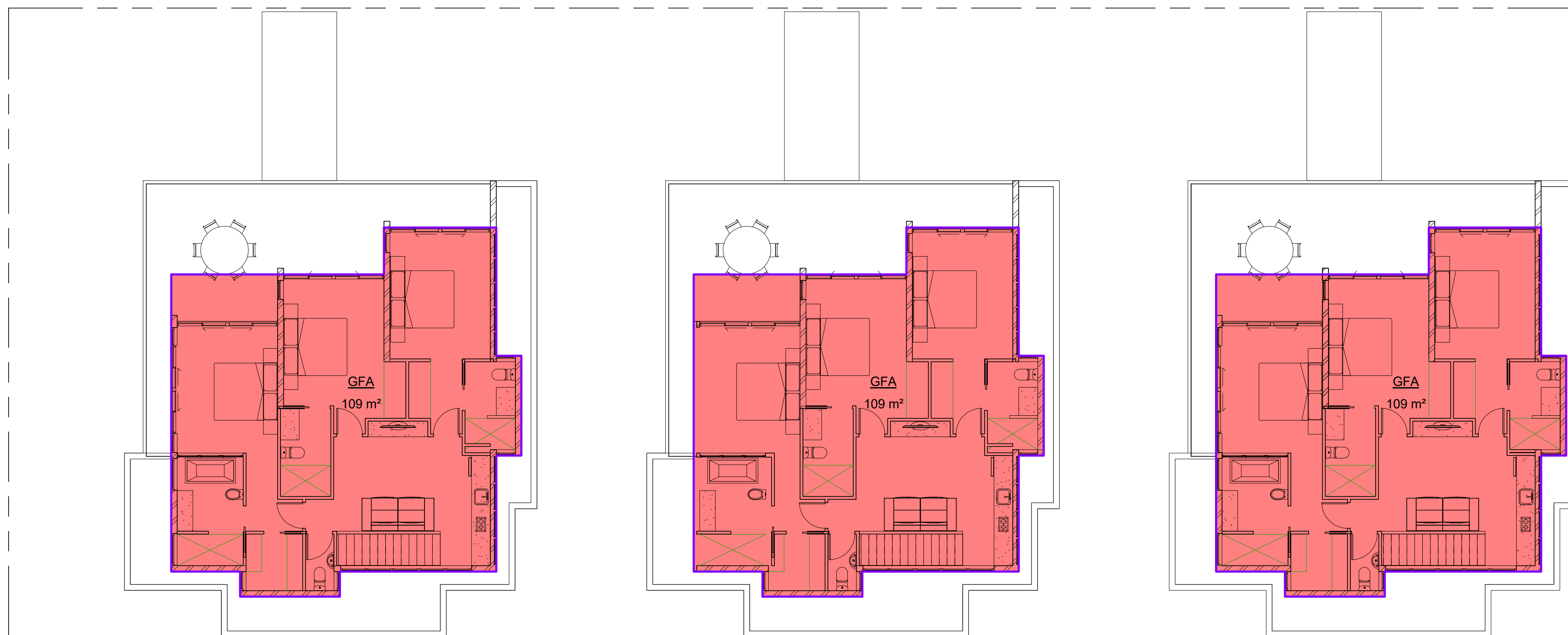
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DRAWN BY: NATHAN VERRI



2 GROSS FLOOR AREA
GROUND
1 : 200

GROSS FLOOR AREA	1 VILLA	ALL VILLAS
GROUND LEVEL	124m²	372m²
1ST LEVEL	106m²	318m²
TOTALS	230m²	690m²



1 GROSS FLOOR AREA 1ST
1 : 200

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SHEET NUMBER: SHEET 6

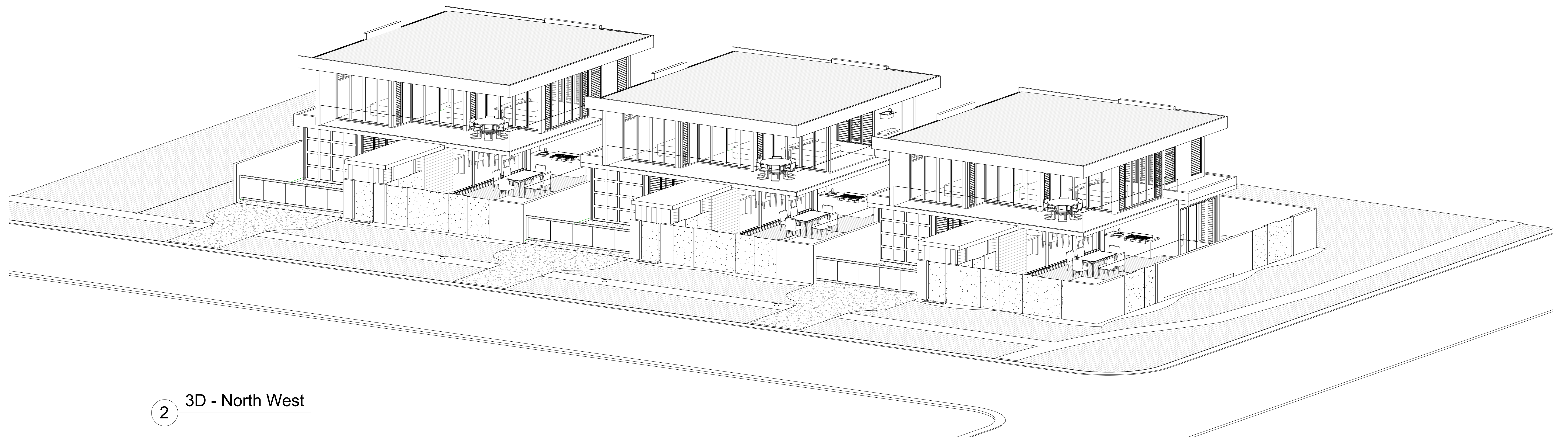
DATE: 19/06/2016 9:05:06 PM

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1 3D - North East



2 3D - North West



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SHEET NAME: 3D VIEWS NE & NW

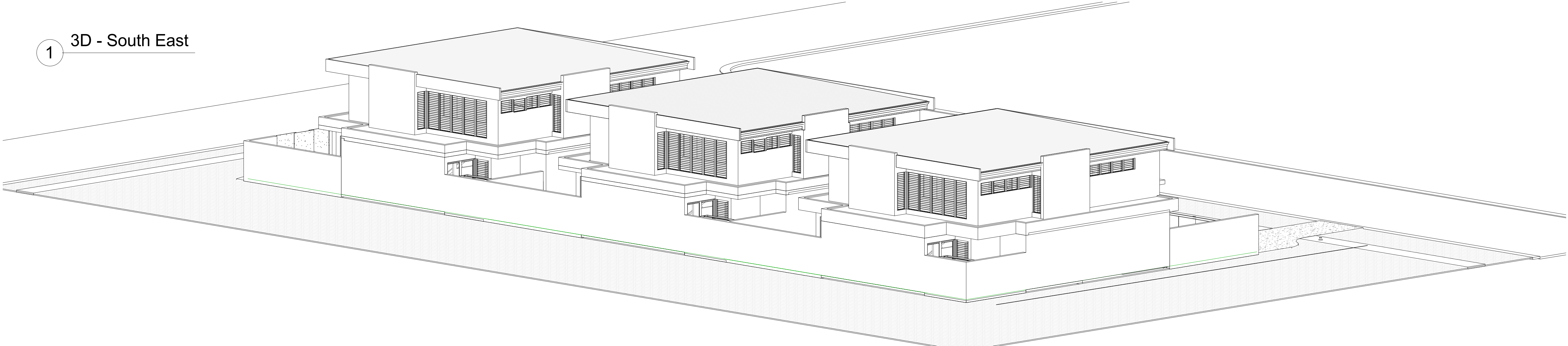
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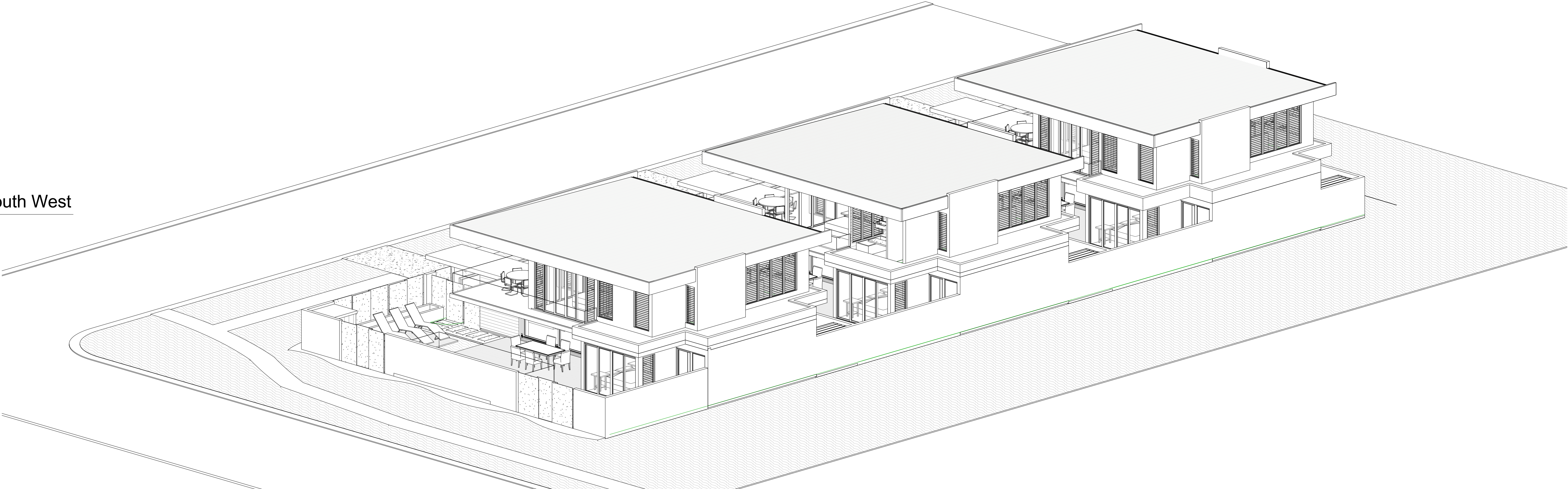
DESIGNED BY: NATHAN VERRI

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1 3D - South East



2 3D - South West



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24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

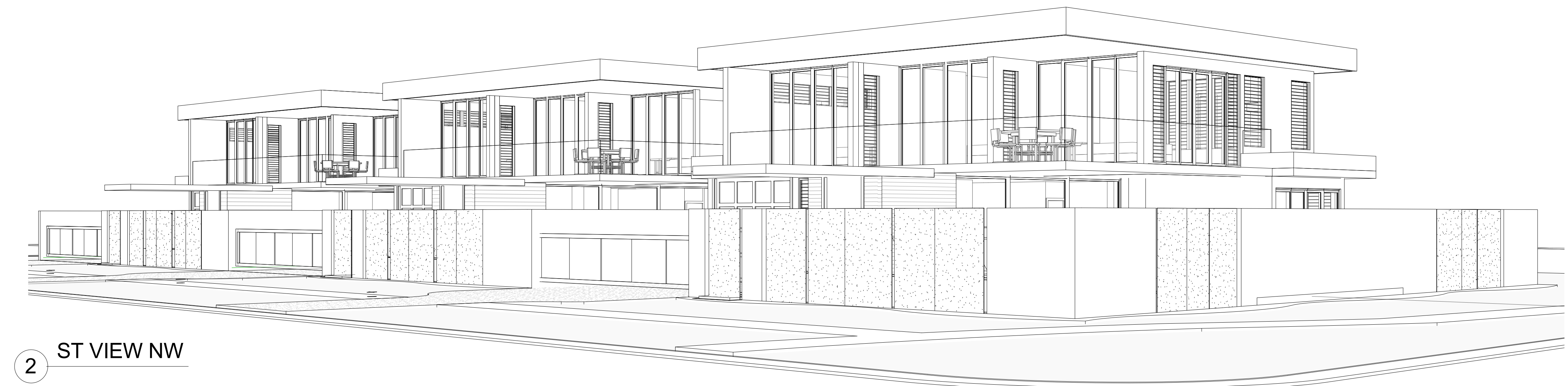
STRUCTURAL DETAILS
ADEQUATE AS CERIFIED

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SHEET NAME: 3D VIEWS SE & SW
SHEET NUMBER: SHEET 8
DATE: 19/06/2016 9:05:56 PM

DESIGNED BY: NATHAN VERRI
DRAWN BY: NATHAN VERRI



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CLIENT DETAILS

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VILLAS ON BERYL

STRUCTURAL DETAILS
ADEQUATE AS CERIFIED

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SHEET NAME: PICTORIALS NE & NW

SHEET NUMBER: SHEET 9

DATE: 19/06/2016 9:06:26 PM

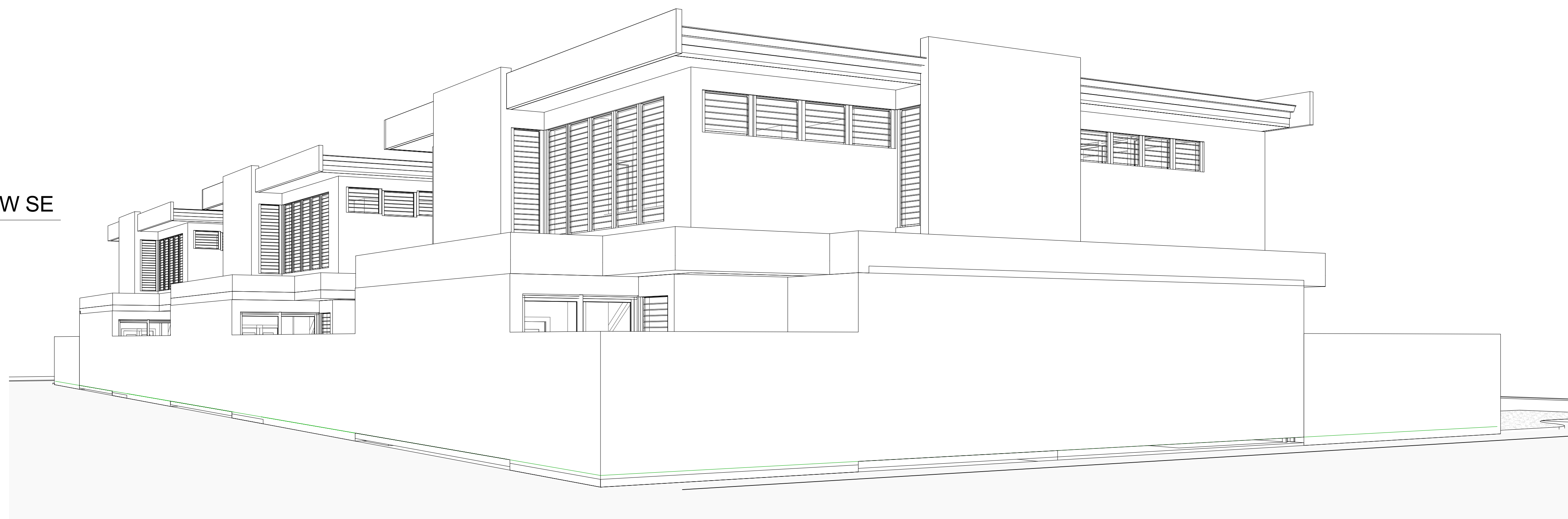
DESIGNED BY: NATHAN VERRI

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1 ST VIEW SW



2 YARD VIEW SE



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VILLAS ON BERYL

STRUCTURAL DETAILS
ADEQUATE AS CERIFIED

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SHEET NAME: PICTORIAL SE & SW

SHEET NUMBER: SHEET 10

DATE: 19/06/2016 9:06:54 PM

DESIGNED BY: NATHAN VERRI

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VILLAS ON BERYL

STRUCTURAL DETAILS
ADEQUATE AS CERIFIED

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SHEET NAME: RENDERS

SHEET NUMBER: SHEET 11

DATE: 19/06/2016 9:06:55 PM

DESIGNED BY: NATHAN VERRI

DRAWN BY: NATHAN VERRI

EXISTING HOUSE SITE



PROPOSED DEVELOPMENT



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CLIENT DETAILS

NATHAN VERRI
24 MUDLO ST PORT DOUGLAS

VILLAS ON BERYL

STRUCTURAL DETAILS
ADEQUATE AS CERIFIED

NOTES

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SHEET NAME: IMAGES
SHEET NUMBER: SHEET 12
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