



Department of
**State Development,
 Manufacturing,
 Infrastructure and Planning**

Department of State Development, Manufacturing, Infrastructure and Planning

Statement of reasons for application 1710-2156 SRA

(Given under section 56 of the *Planning Act 2016*)

Departmental role: Referral agency

Applicant details

Applicant name: W & L Petrie c/- Planz Town Planning Pty Ltd
 Applicant contact details: PO Box 181
 Edge Hill QLD 4870
 info@planztp.com

Location details

Street address: 49 Macrossan Street, Port Douglas
 Real property description: Lot 410 on PTD2091
 Local government area: Douglas Shire Council

Development details

Development permit: Material change of use for shopping facilities, restaurant, multi-unit housing and holiday accommodation.

Assessment matters

Aspect of development requiring code assessment	Applicable codes
1. Material change of use	State Development Assessment Provisions version 2.1, effective 11 August, 2017 - State code 1: Development in a state-controlled road environment

Reasons for the department's decision

The reasons for the decision are:

- The proposed development adjoins Macrossan Street (Port Douglas Road) which is a state-controlled road.
- A new access is proposed between Lot 410 on PTD2091 (the subject site) and Macrossan Street.
- With conditions, the proposed development complies with the relevant provisions in the State-Development Assessment Provisions, State code 1: Development in a state-controlled road environment.
- The proposed access arrangements have been assessed against the *Transport Infrastructure Act 1994* and a decision notice has been issued approving the proposed access location.
- The proposed access arrangements are unlikely to impact on the efficiency and safety of Macrossan Street.

Decision

- The development application is for a material change of use for a mixed development of shopping facilities, restaurant and multi-unit housing and holiday accommodation (7 units) on Lot 410 on PTD2091 (the subject site), located at 49 Macrossan Street (Port Douglas Road), Port Douglas.
- The department issued a referral agency response with conditions, dated 12 January 2018 to attach to any development permit issued.

Relevant material

- Development application material including planning report prepared by Planz Town Planning dated 20 September 2017 and the engineering report prepared by C.M.G Consulting Engineers, reference 38807R1, dated 15 December 2017.
- State Development Assessment Provisions, version 2.1 published by the Department of Infrastructure, Local Government and Planning
- Planning Act 2016
- Planning Regulation 2017
- Development Assessment Rules version 1.1.