

Ms Elizabeth Taylor  
Town Planner  
23 Vallely Street  
**FRESHWATER QLD 4870**

Our Reference: ET15-027  
DSC Reference: MCU 1288-20016

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

15 February, 2016

Dear Madam,

**RE: RESPONSE TO COUNCIL INFORMATION REQUEST**

**APPLICATION FOR MATERIAL CHANGE OF USE-PRELIMINARY APPROVAL UNDER SECTION 241 OF THE SUSTAINABLE PLANNING ACT 2009, FOR STAGING SELF ASSESSABLE AND CODE ASSESSABLE DEVELOPMENT, IN ACCORDANCE WITH A PRECINCT PLAN, A STAGING PLAN AND OTHER SUPPORTING PLANS, ON LAND LOCATED IN THE PORT DOUGLAS WATERFRONT NORTH PLANNING AREA, KNOWN AS THE REEF MARINA SITE.**

In response to Council's Information Request, dated 5 February 2016, I advise as follows.

*Item 1- request for the precinct plan and staging plan to be aligned.*

Response

Architect, John Loneragan, of Studio Tekton has held discussions with Council's consultant planner, Simon Clarke, in order to clarify the requirements in relation to the precinct plan and the staging plan.

Following those discussions the precinct plan and the staging plan have been amended so that the numbering of the precincts and the proposed staging align and the boundaries of the precincts and the boundaries of each stage of the redevelopment are clearly identified on the plans.

Following changes in the numbering of the Precincts the following applies:

<b>LODGED WITH APPLICATION FOR PRELIMINARY APPROVAL, DATED 18 JANUARY, 2016</b>	<b>LODGED WITH TRM RESPONSE TO COUNCIL INFORMATION REQUEST, DATED 11 FEBRUARY, 2016</b>
PRECINCT 1 >>>>>>>>	PRECINCT 4

PRECINCT 2 >>>>>>>>>	PRECINCT 1
PRECINCT 3 >>>>>>>>>	PRECINCT 2
PRECINCT 4 >>>>>>>>>	PRECINCT 3
PRECINCT 5 > (no change)	PRECINCT 5

A copy of the amended suite of Plans, dated 11 February 2016, is attached at Appendix 1.

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*Item 2 - request that the access plan be simplified and reviewed in order to demonstrate that it supports the proposed staging.*

Response

Architect, John Loneragan, of Studio Tekton has held discussions with Council's consultant planner, Simon Clarke, in order to clarify the requirements in relation to the access plan.

Following those discussions two access plans have been prepared.

Access Plan – Vehicular shows the primary traffic circulation to and from the site and on-site and also shows the indicative low/limited vehicular access points to and from each Precinct within the site.

Access Plan – Pedestrian, shows the Arbour Park pedestrian spine and the pedestrian circulation and connections through, around and within the site and in particular, along the waterfront, via a 4 metre wide boardwalk.

The staging plan and the access plans demonstrate that vehicular and pedestrian circulation can be well managed during the staging of the redevelopment.

A copy of the amended suite of Plans, dated 11 February 2016, is attached at Appendix 1.

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*Item 4 (there is no Item 3) – confirm status of precinct plan – south marina*

Response

Precinct plan – south marina is a supporting plan only, to show how the development of part of the south marina basin, as a Fisherman's Wharf, can be integrated with The Reef Marina (TRM) and the overall waterfront redevelopment project. This plan does not form part of the application for preliminary approval.

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## *Item 5 -range of land uses*

### Response

**Car Park** - it is unknown at this time whether a public car park may become part of TRM redevelopment. It is a code assessable land use under the zone and while it may not be required in the future it may be a desirable addition to the redevelopment.

In addition, it is the intention of TRM to limit on site car parking in waterfront Precincts 1 and 2 and, instead, to provide common car parking in Precinct 3. On that basis it may be economical to provide common car parking areas on site in Precinct 3 with additional public car parking for public benefit, in which case a Car Park would be a required and be a legitimate land use activity.- no change.

**Park and Open Space** - on the basis that this land use is exempt development in the Port Douglas Waterfront North Planning Area it is agreed that it can be removed from the application.

**Public Utilities and Facilities** - the land use can be removed from the application.

**Tourist Attraction-** a Tourist Attraction under the current definition in the Planning Scheme states:

*'Tourist attraction – means the use of premises for an activity or range of activities which showcase surrounding environmental or agricultural/rural attractions and are designed and operated primarily to attract tourists.*

*The use includes:*

- *interpretive/educational facilities;*
- *administrative office and managers residence;*
- *small-scale ancillary facilities such as:*
  - *retail outlet for the sale of souvenirs and similar items;*
  - *kiosk; or restaurant.*

*The use includes facilities commonly described as:*

- *animal and bird park or sanctuary;*
- *crocodile farm; or*
- *zoo'.*

While the redevelopment of TRM is unlikely to include a large scale Tourist Attraction it may well include small scale Tourist Attractions, such as

- Interpretive/educational facilities;
- Local maritime museum;

- Aquarium;
- Butterfly/ bird aviary;
- Children's activities.

The Wildlife Dome and Zoom Line, Tourist Attraction, above the Reef Hotel and Casino in Cairns, is an excellent example of a small scale Tourist Attraction in an urban setting.

Service Industry - it is agreed that the Service Industry definition in the current Planning Scheme is quite extensive in terms of the activities permitted. It would be acceptable to TRM to limit the code assessable Service Industry uses to the following:

- Cleaning or detailing of motor vehicles;
- Catering business;
- Servicing of small items and appliances such as bicycles, cameras, electrical;
- Printing; and
- Fishing gear manufacturing.

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*Item 6 - clarify the siting of the proposed waterfront boardwalk in Stage 1.*

#### Response

The boardwalk associated with Stage 1 of the redevelopment will be a fixed structure that is located immediately adjacent to the lower section of the existing rock wall.

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*Item 7 - car parking*

#### Response

On-site and/or parking in Precinct 3 will be provided in association with any new residential, commercial, retail or other activities undertaken during the staged redevelopment. The proposed location of car parking generated by each new residential/commercial/retail/other use will be determined at the time a development permit is sought for each stage of the development.

The demolition of the northern wing of the existing retail complex, On The Inlet and the separate commercial building (where Newsport and other tenants are currently located), will significantly reduce the overall commercial footprint, resulting in car parking credits on the site.

It is proposed that a review of existing car parking and retained commercial floor space on site will be undertaken, prior to the lodgement with Council of an application for material change of use for Stage 1 of the redevelopment. This will facilitate the establishment of a car parking credit system which can be used for each stage of the redevelopment.

This concludes TRM response to Council's Information Request.

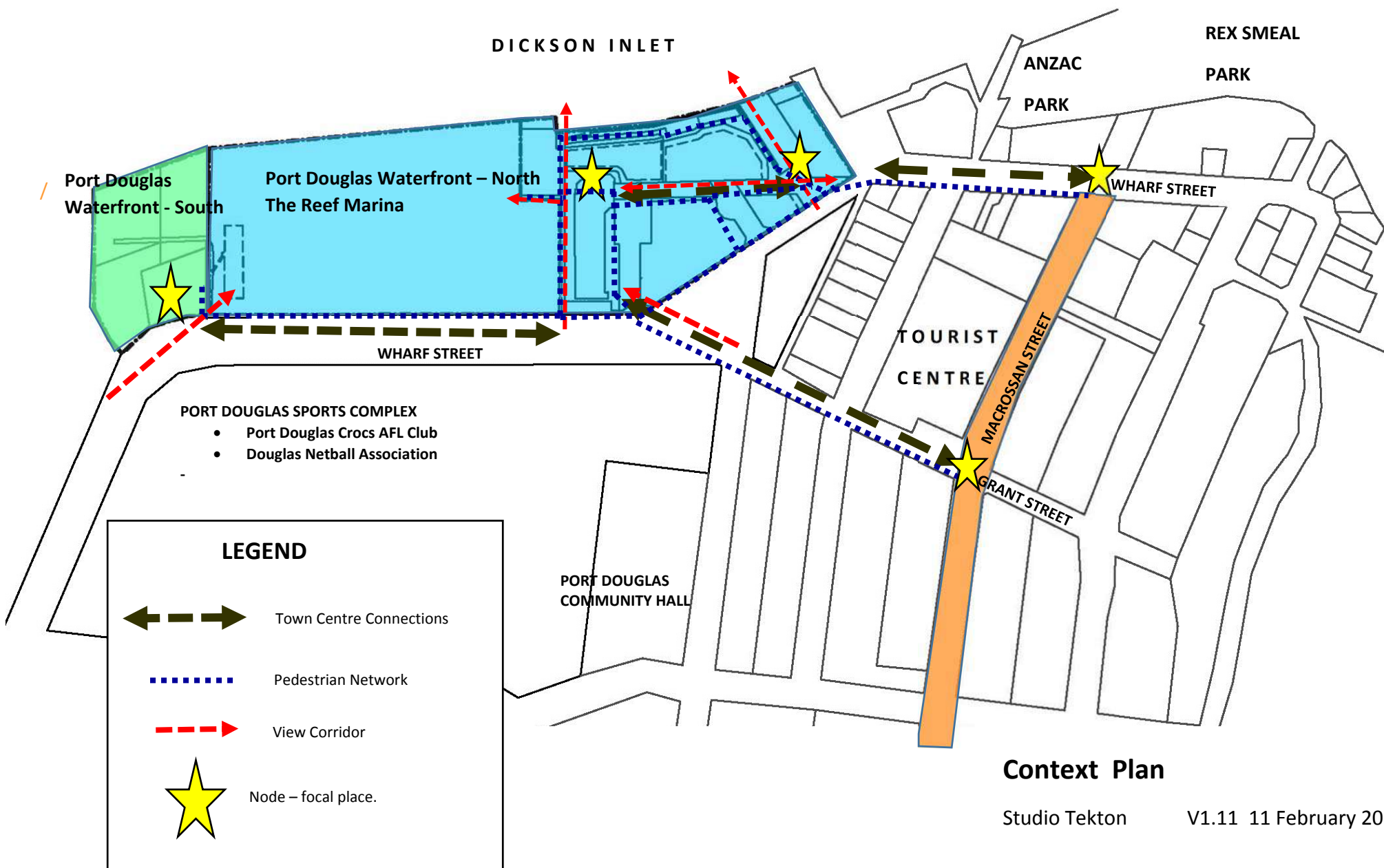
Please do not hesitate to contact me if you have any queries in relation to this correspondence.

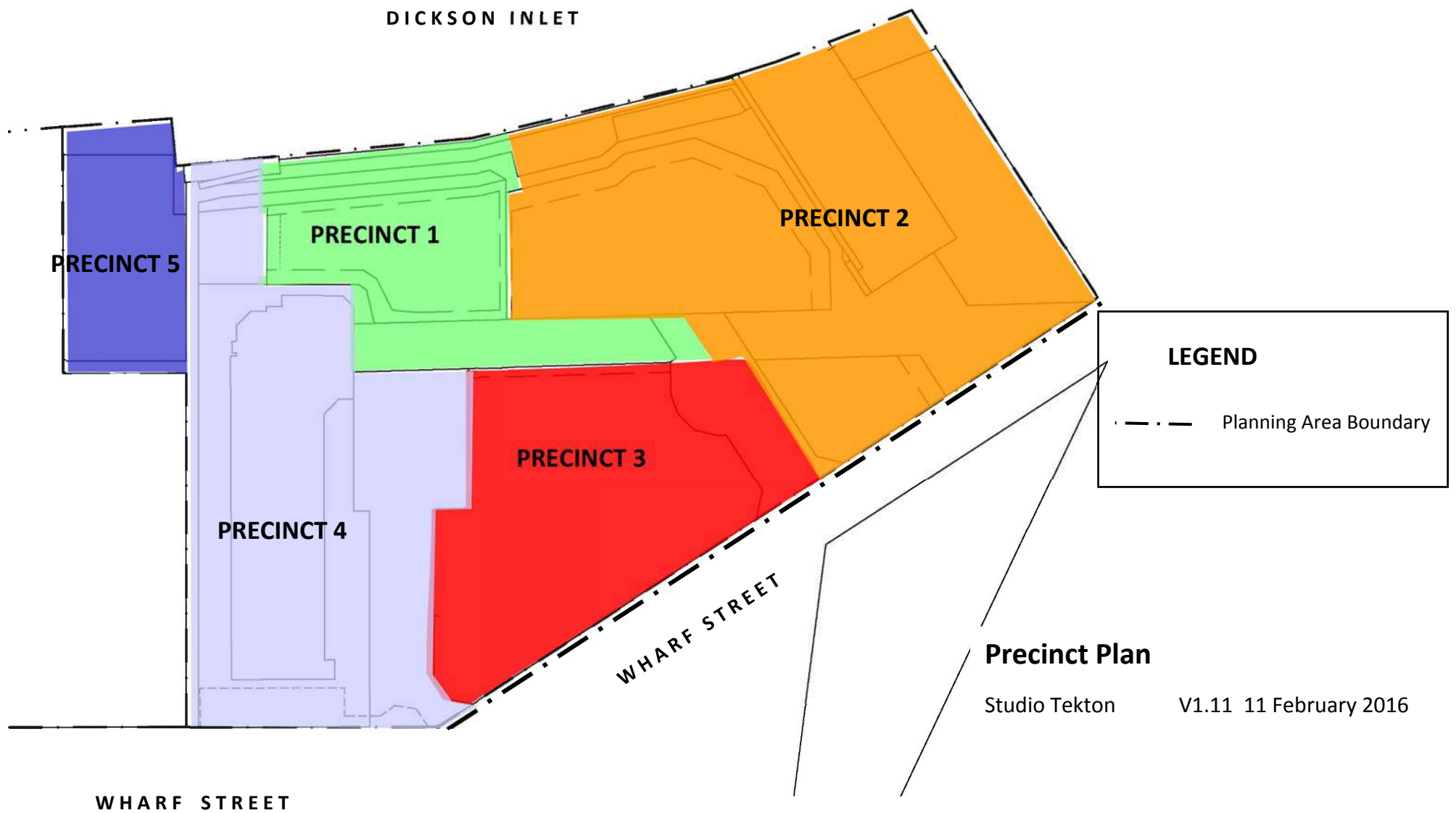
Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Elizabeth Taylor', is centered within a rectangular box. The signature is written in a cursive, flowing style.

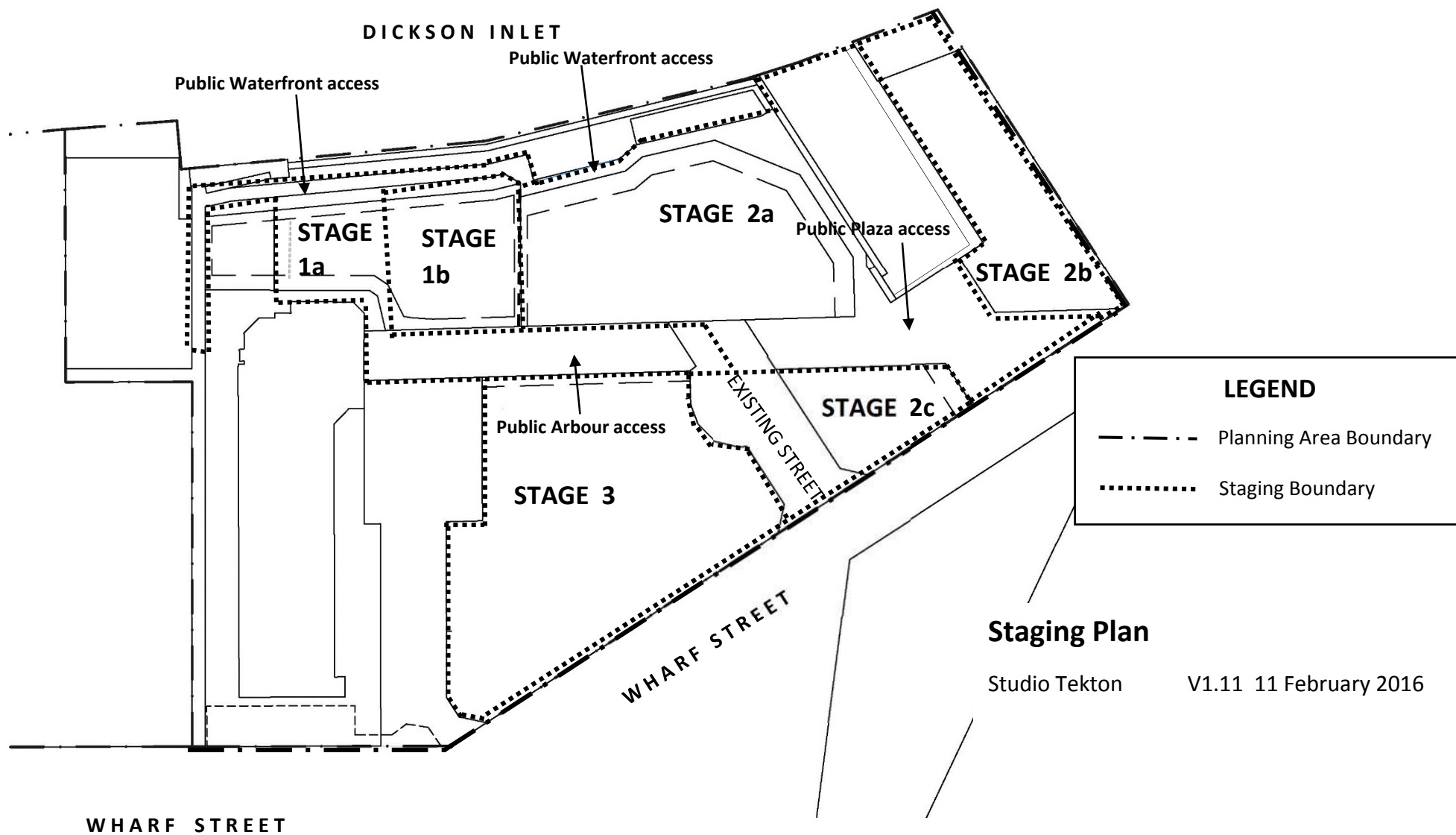
**Elizabeth Taylor,  
Town Planner**

## **APPENDIX 1**





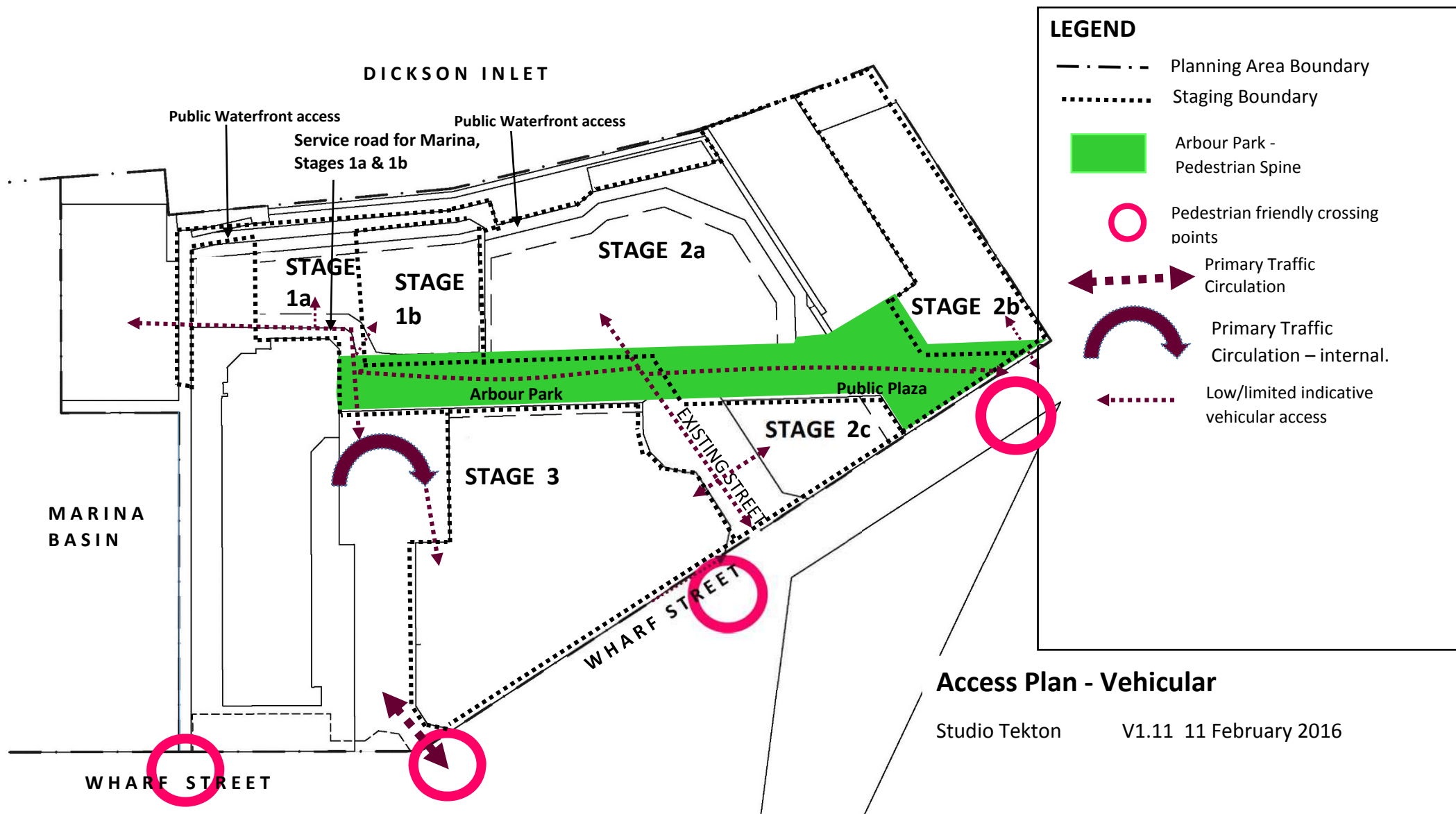


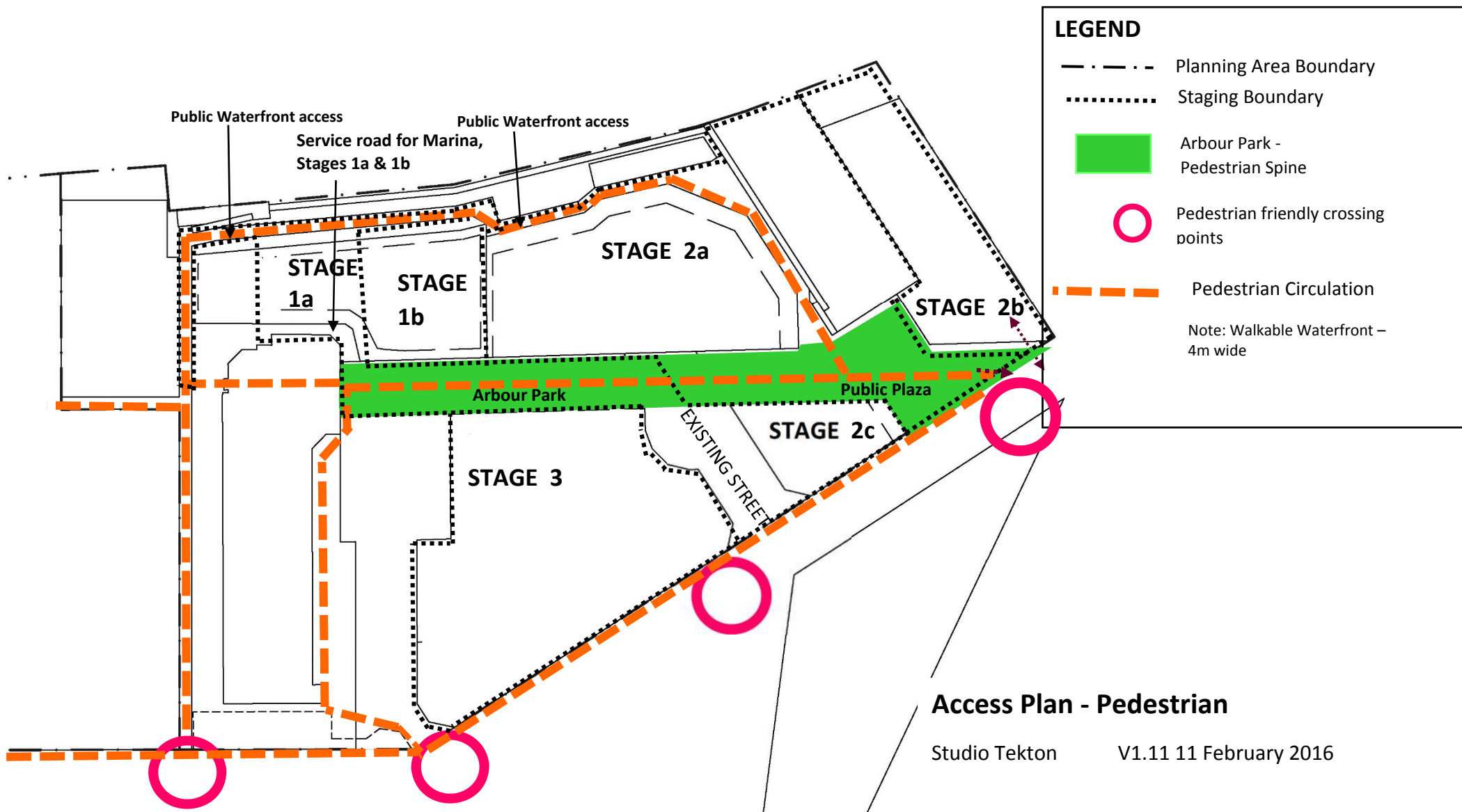


## Staging Plan

Studio Tekton

V1.11 11 February 2016

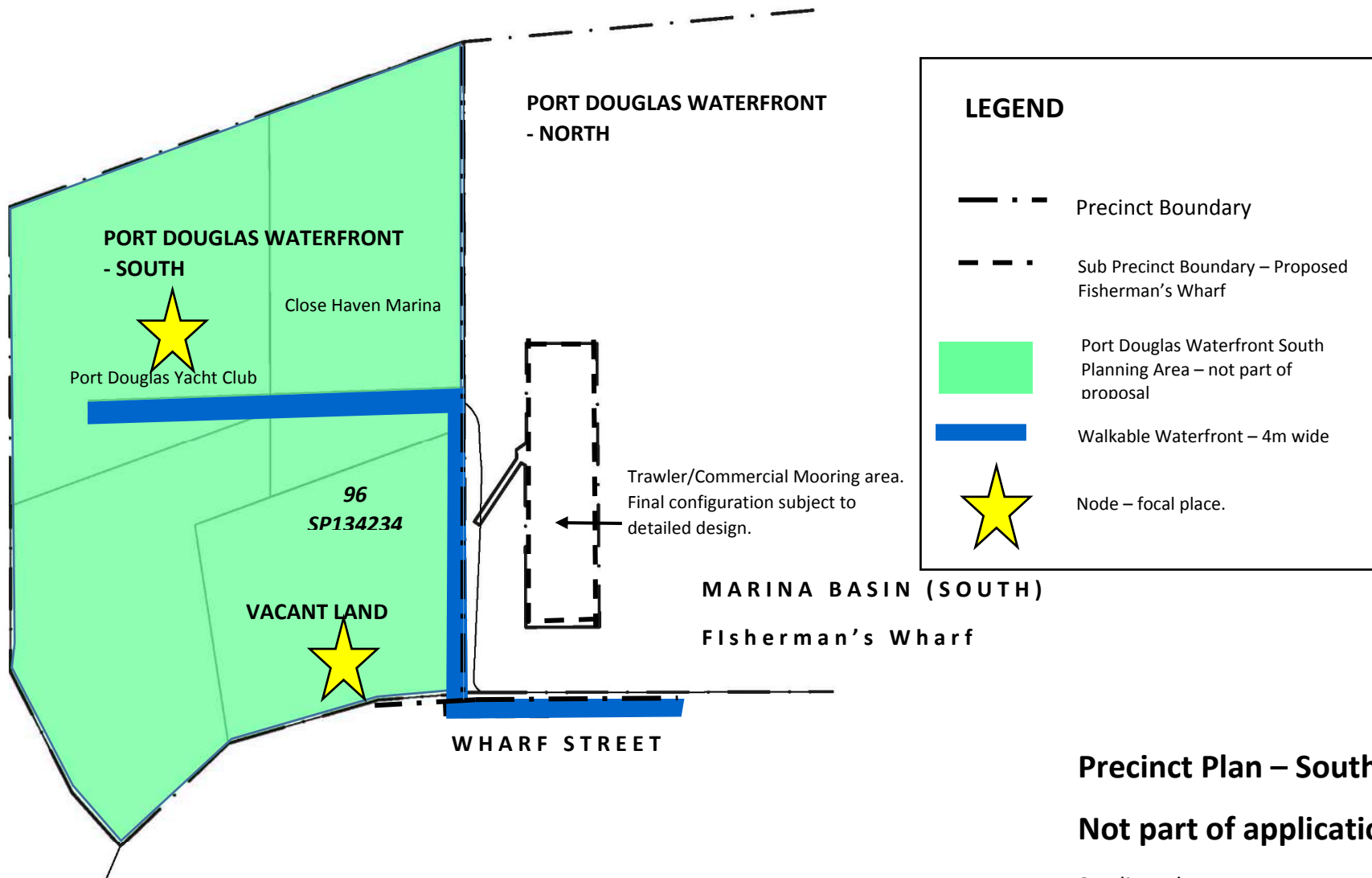




## Access Plan - Pedestrian

Studio Tekton

V1.11 11 February 2016



## Precinct Plan – South Marina Basin

Not part of application

Studio Tekton

V1.11 11 February 2016