

**Our ref:** AU010304/PC/SD/L82225  
**Your ref:** ROL2023\_5442/1

135 Abbott Street  
Cairns QLD 4870  
T +61 7 4031 1336

Date: 27 June 2023

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

Attn: Jenny Elphinstone, Senior Planning Officer

Dear Jenny,

**1333 Davidson Street, Port Douglas – Reconfiguring a Lot (1 Lot into 2 Lots)  
Information Request Response (pursuant to Section 13.2 and 13.3 of the Development Assessment  
Rules)  
Your Ref: ROL 2023\_5442/1**

We refer to the above matter and confirm that RPS AAP Consulting Pty Ltd acts on behalf of Tariq Hussain (the 'applicant') in submitting this response to the information request issued by Douglas Shire Council on 22 June 2023.

Pursuant to sections 13.2(a) of the *Development Assessment Rules* we provide our response to this information request below.

In accordance with Section 13.3 of the *Development Assessment Rules*, we confirm that this letter and attachments constitute our response to Council's information request. Accordingly, we advise that you must proceed with assessment of this development application.

## Information request response

### 1 Location and turning capabilities for car parking

The report states that each lot can accommodate two car spaces.

1. Please provide a scaled site plan detailing the floor plan of each unit, the two car parking spaces for each unit, the turning area to enable each car space to be able to enter and egress from the site in a forward gear and the driveway area.

#### Response

The resultant development would be two standard format lots, each containing a Dwelling House. In accordance with the Acceptable Outcomes of the Douglas Shire Planning Scheme, two car parking spaces should be provided per Dwelling House, which may be in tandem. Each of the attached dwellings has sufficient car parking for two (2) vehicles. One (1) vehicle parked in the existing garage and the second vehicle parked immediately behind the garage in tandem.

The existing driveway and access arrangements provides sufficient area for vehicle manoeuvring to facilitate vehicle ingress and egress in forward gear from Davidson Street. The subject site also provides an additional area for one (1) visitor car park.

The existing car parking arrangements for each dwelling are depicted on Building Plan No. 2, provided for reference as **Attachment 1**.

## 2 New water and sewer service connections

The Scheme requires a separate water and sewer connection for each new lot. In respect to these matters the report advises,

*“Able to comply with AO3.1 The development would be able to provide separate connections to each lot and dwelling.*

*Able to comply with AO4.1 The development would be able to provide separate connections for each dwelling and lot to the Councils sewerage system.”*

Currently the units share connections and infrastructure for connection to Council's water supply and sewer services. These connections appear to be at the rear of the units and will be encumber each lot.

2. Please provide a plan detailing the proposed new connections (including connection points), service infrastructure and the location and extent of easement area to encumber each new lot.

### Response

In respect of sewer, a review of the As Constructed drawings indicates that a house branch connection is provided in the south western corner of the site, and the sewer line traverses through the rear of the site. The sewer connection is located 1.5 metres from the southern side boundary and is 1.2 metres deep. The location of the sewer connection is illustrated in Figure 1 below:

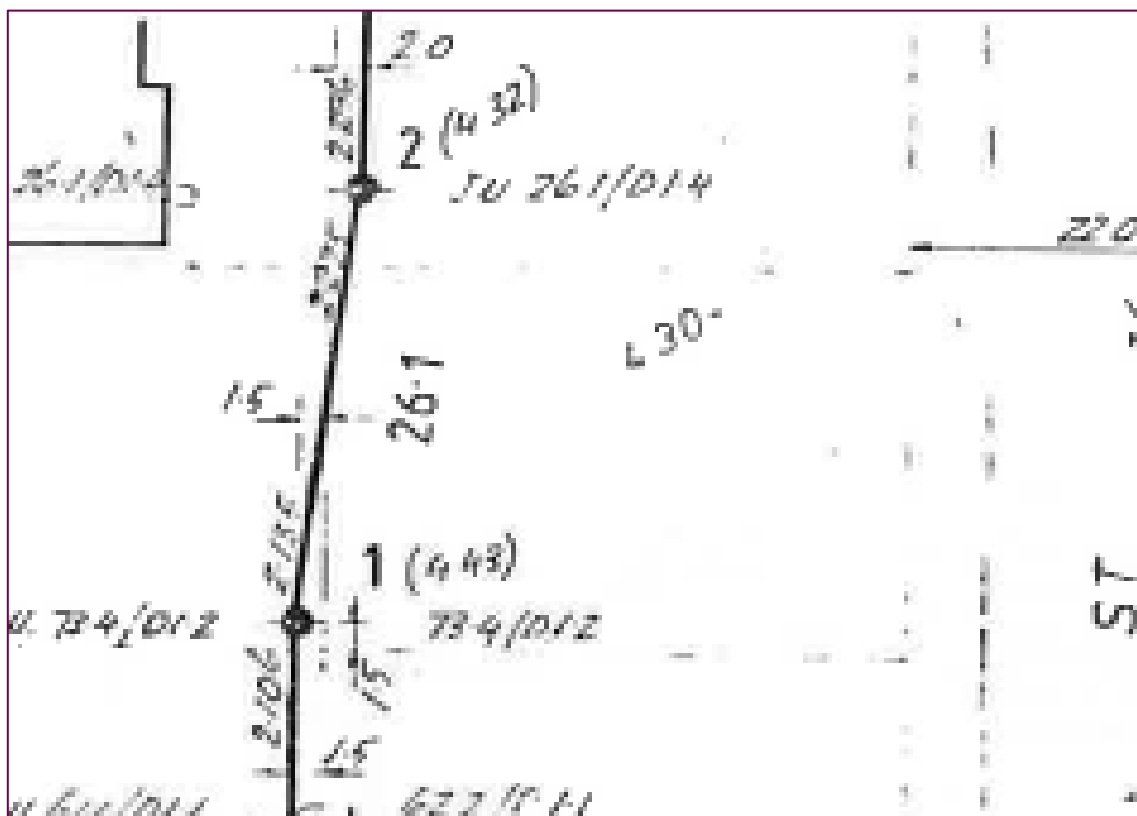
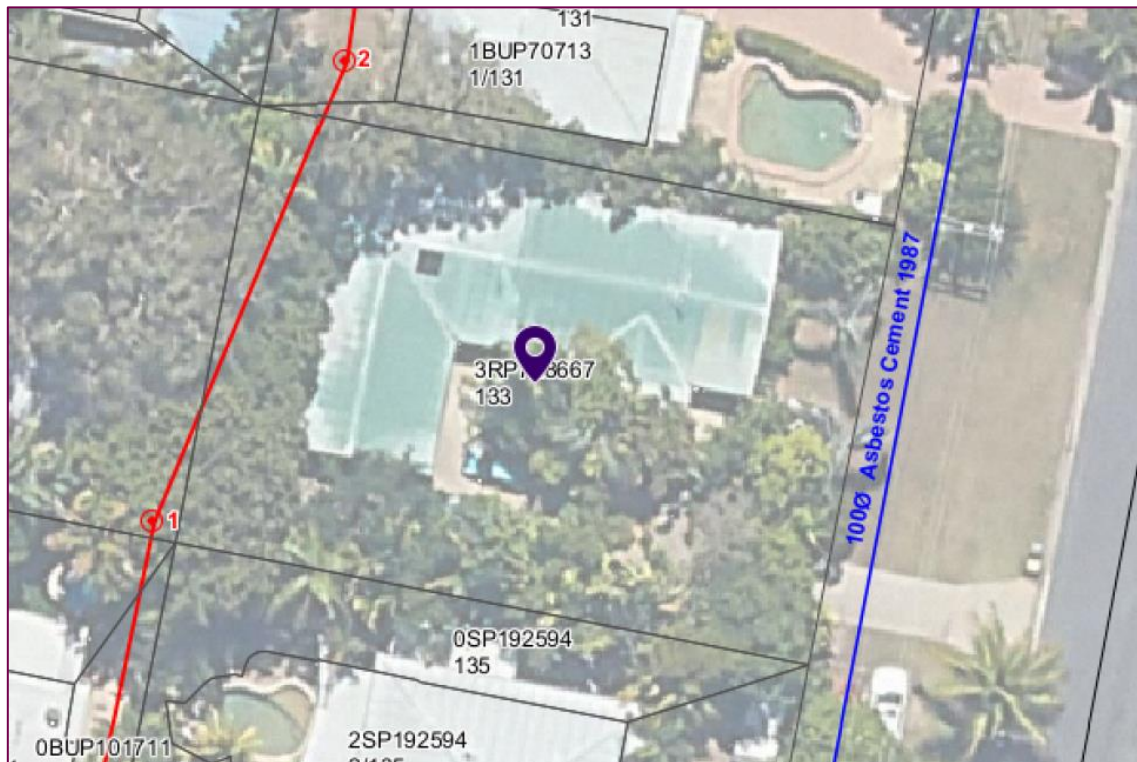


Figure 1: As- constructed sewer extract

The house branch connection is able to be upgraded in accordance with the FNQROC requirements and extended along the standard alignment to provide an additional connection point within the easement for proposed Lot 1. It is expected that the separate sewer connections would be required to be provided prior to the endorsement for a plan of survey and any Development Permit conditioned accordingly. Should an easement be required, this could also be provided as part of the plan endorsement application as the creation of a services easement does not require development approval.

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In respect of water supply, it is noted that the Council water main, being a 100mm diameter asbestos cement pipe is located at the site frontage in Davidson Street. Please refer to Figure 2 below:



**Figure 2: Water Main location**

A separate house connection to the water main is able to be provided within the site frontage for proposed lot 1 with the existing connection maintained for proposed Lot 2.

We trust that this is sufficient for your assessment of the application; however, should you require any additional information or have any queries please contact the writer.

Yours sincerely,  
for RPS AAP Consulting Pty Ltd

**Stacey Devaney**  
Senior Planner  
stacey.devaney@rpsgroup.com.au  
+61 742 761 033

enc: **Attachment A: Building Plan No. 2**

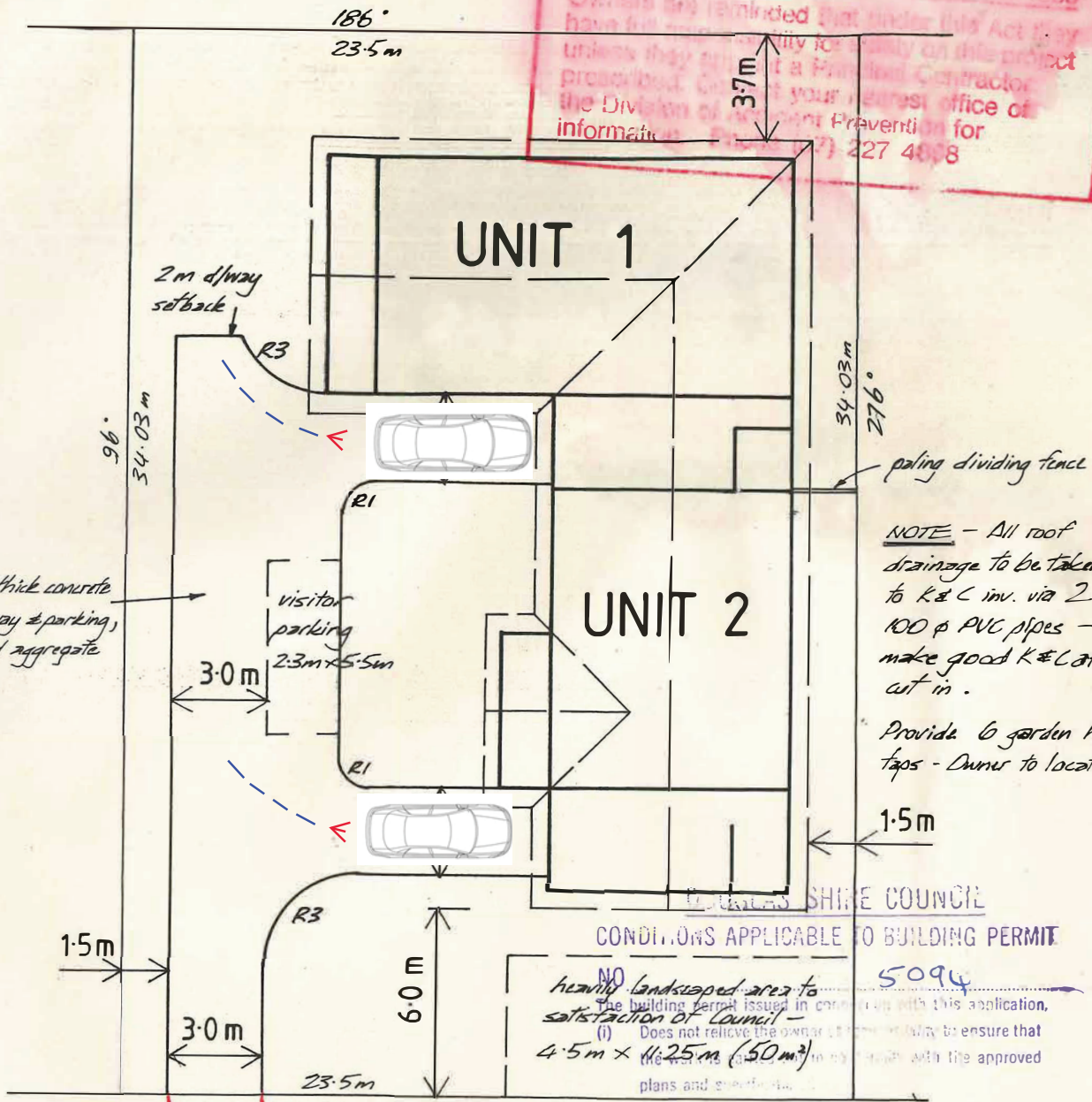
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## **ATTACHMENT A**

### **Building Plans No. 2**



**WORKPLACE HEALTH AND SAFETY ACT 1989**  
 Owners are reminded that under this Act they have full responsibility for safety on this project unless they employ a Principal Contractor prescribed by the Division of Occupational Prevention for information. Phone (07) 227 4008



Queensland Building Services Authority

Impressed Contract Schedule Received and Premium Paid

Date 12/1/93 Receipt No. 64126

Insurance Notification Receipt Signed Date 1/1 Receipt No.

Owner Builder Permit

Number.....

**DAVIDSON** *14.00*

**BITUMEN SEAL**

**EXISTING PAVEMENT**

**SITE PLAN 1:200**

**Lot 3 RP 728667**

APPROVED

(Building Surveyor)

(Date)