
From: sharon files <sharonfiles01@gmail.com>
Sent: Friday, 12 April 2019 10:15 AM
Subject: Re: Douglas Shire Council Without Prejudice Prelodgement Advice Lot 4 Mahogany Road, Diwan, P7254

Hi Jenny as discussed I will withdraw my application for a permit to do driveway at this stage to gather more information at Lot 4 Mahogany Road Diwan. Thankyou for all your help.

Kind Regards

Sharon Files

On Fri, Apr 5, 2019 at 4:14 PM Jenny Elphinstone <Jenny.Elphinstone@douglas.qld.gov.au> wrote:

Hi Sharon,

In respect to your application the following matters will need to be attended to. The advice is provided on a without prejudice basis.

Application form

As the residential land use will commence on the site the Development application is needed to be made for a material change of use for a dwelling house.

Plan

The plan needs to be:

- accurately drawn to an appropriate scale;
- include the contours and correctly draw the driveway location to scale;
- correctly locate the building to scale;
- nominate trees and vegetation required to be removed to achieve the proposed driveway; and
- any cut and fill necessary or proposed.

Also include details regarding the composting toilet, how other waste will be treated and disposed of and details of the water tank etc.

Where the driveway grade is greater than 1 in 6 (16%) Council will require longitudinal and cross-sections for the driveway to demonstrate that a safe driveway with suitable drainage is being proposed and you should discuss this requirement with an Engineer

Planning Report

You need to accompany the application and plans with a planning report stating how the applicable codes have been addressed. Refer to the following codes:

- Conservation Zone Code
- Cape Tribulation and Daintree Coast Local Plan Code (Precinct 2)
- Landslide Hazard Code
- Natural Areas Overlay Code
- Transport - Road Hierarchy Overlay Code
- Dwelling House Code
- Access, Parking and Servicing Code
- Filling and Excavation Code (depending on the extent of fill and excavation)
- Infrastructure Works Code.

Comments on Proposal

Council has no flood detail for the adjacent creek and it recommended you seek local advice.

The main concern in the detail lodged to date is the proposed driveway grade and impact of onsite waste.

Where there is a significantly steep driveway the relocation and positioning of a shipping container may be difficult.

Aerial and topographic base maps and contours are available on the Queensland State Government's Qld Globe website. This may assist in your development of a suitable plan.

Other

As the application is code assessable development a likely outcome is that Council would issue an approval with conditions.

Should you require further assistance please do not hesitate to call or email via the contacts below.

Kind Regards

Jenny Elphinstone | Senior Planning Officer

Environment & Planning | Douglas Shire Council

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