

22 March 2022

Enquiries: Daniel Lamond
Our Ref: MCUI 2021_4560/1 (1076200)
Your Ref: 001160

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Attention: Mr Evan Yelavich

Dear Sir

**FURTHER ISSUES
FOR COMBINED DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE
AND RECONFIGURING A LOT
87-89 DAVIDSON STREET PORT DOUGLAS**

Council wishes to advise that the assessment of your development application has uncovered further issues which require attention. In order to finalise the development application, Council requires the following further information:

1. The sewer extension proposed as a private combined house drain cannot be a private asset if the asset passes through separate freehold tenure regardless of easement documents attempting to give right of way as the Plumbing and Drainage Act prohibits this. Demonstrate how a lawful tenure arrangement can achieve compliance with the Plumbing and Drainage Act.
2. The sewer extension whether it is owned by Council, a body corporate or a private entity must be serviceable and must be designed in accordance with the QDC MP1.4. Give longitudinal sewer extension depths from the manhole connection to the last HCB connection upstream. Provide depths on a plan drawn to scale.

Should you wish to discuss these matters further, please contact Daniel Lamond on telephone 07 4099 9444.

Yours faithfully



Paul Hoyer
Manager Environment & Planning