

YOUR REF: 14-4\L000076
OUR REF: CA 604/2014 (437880))

20 January 2015

P N Newman
C/- Planning Plus Pty Ltd
PO Box 8046
CAIRNS QLD 4870

Dear Sir/Madam

**EXTENSION OF DECISION MAKING PERIOD & REQUEST FOR
FURTHER INFORMATION FOR
DEVELOPMENT APPLICATION – COMBINED APPLICATION (CODE
ASSESSMENT) - MULTI-UNIT HOUSING (2 UNITS) & RECONFIGURING
A LOT (1 INTO 2) AT 6 MUDLO STREET PORT DOUGLAS**

Receipt of the above application is acknowledged as being properly made on 23 December 2014.

This request for further information is issued outside the IDAS time period. The application is currently in the Assessment Manager's (Council's) Decision-making period. For this reason Council extends the Assessment Manager's Decision-making period under section 318(2) for a further twenty business days to 26 February 2015. Your guidance on timing for lodgement of the requested information would be appreciated so that an agreed timing for the decision-making period can be determined.

The following concerns are raised with the proposal.

Bulk and Mass of Development

The application states several plot ratio bonuses are included; however this does not appear to be the case.

Particular concern is raised with the side boundary setbacks, given the length of these walls, an eave width of only 600mm on the northern elevation and the absence of eaves to the south. The break in the roofline is centrally focused and affords no benefit to neighbouring properties in relation to the reduction of bulk and mass, and the opportunity for landscaping is limited given that this setback also provides the only external access to the rear of the site. The application fails to demonstrate how building elements, exterior colours, fixtures and materials will provide visual interest to these elevations.

Ability To Provide Casual Surveillance To The Street

The development fails to facilitate casual surveillance to the street, given the absence of unenclosed balconies, patios or windows on the western elevation.

Width Of Vehicle Crossing At Property Boundary

The development seeks two vehicle access points, each with a width of four metres. This is contrary to the FNQROC Development Manual that nominates a maximum of 3m width at the property boundary. Concern is held with the extent of proposed crossing width, the resulting reduction for on-street parking and the need for all vehicles to reverse move when leaving the site.

Preliminary assessment of the application indicates that further information is required for Council to complete an assessment and determination of the application. The further information requested is significant in the assessment of this development proposal and integral to determining the final form of development. The information requested is listed below. Your submission may also seek to address the concerns raised above.

1. Please provide details of how the development incorporates building design features/architectural elements and corresponding plot ratio bonuses.
2. Please provide a landscape plan which includes the indicative location, number, size and species of plants.
3. Please provide elevation plans with building elements, exterior colours, textures and materials.
4. P16 of the Vehicle and Parking Access Code requires all vehicles enter and leave in a forward direction. Please explain why and how your planning submission statement nominates that this Performance Criteria is "not applicable."
5. The application states that the matters outlined in the **State Planning Policy (SPP)** are not applicable. However the site is identified as a flood hazard area on the SPP mapping.

All floor levels in all buildings must be located 300 mm above the Q100 flood immunity level, plus any hydraulic grade effect in accordance with FNQROC Development Manual. The extent of fill necessary for the development will be dependant on an engineering professional considering a number of issues including flood inundation, storm tide, extent of development in the surrounds and catchment etc.

Please provide detail as to the extent of fill proposed and the impact of filling to the site and on adjoining and nearby land.

Filling of the site involving placing more than 500 cubic metres of material at greater than an average depth of 0.5 metres which affects subsoil below 5 metres AHD will require details of site planning, treatment and ongoing management so that:

- Acid and metal contaminants are not generated and acidity is neutralised;
- Untreated Acid Sulfate Soils are not taken off-site unless this is to an alternative location for treatment, and
- Surface and groundwater flows from areas containing Acid Sulfate Soils do not release leachate containing acid or metal contaminants into the environment.

Please note that the information response to Council should include two complete copies of the response including two sets of plans at scale.

Should you require further information or assistance, please contact Heather Fardy of Council's Development and Environment Branch on telephone number (07) 4099 9457.

Yours faithfully

Donna Graham
Manager Development & Environment