

25 May 2026

Enquiries: Kieren Nyko
Our Ref: MCUC 2026_5939/1 (Doc ID 1366276)
Your Ref: N/A

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Kais Kasem
C/- Daniel Favier T/A Aspire Town Planning and Project Services
PO Box 1040
MOSSMAN QLD 4873

Email: admin@aspireqld.com

Dear Sir/Madam

INFORMATION REQUEST
(Given under Section 12 of the Development Assessment Rules)

Council refers to your development application that was received on 08/05/2026.

Applicant Details

Name: Kais Kasem
Postal Address: C/- Daniel Favier T/A Aspire Town Planning and Project Services
PO Box 1040
MOSSMAN QLD 4873
Email: admin@aspireqld.com

Property Details

Street Address: 129 Rykers Road, Cape Tribulation
Real Property Description: Lot 2 on RP732553
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUC 2026_5939/1
Approval Sought: Development Permit
Nature of Development Proposed: Material Change of Use (Code)
Description of the Development Proposed: Material Change of Use for Dwelling house including ancillary Shed and Home based business

Additional Information Requested

The following additional information is requested to complete an assessment of the application:

Proposed Plans (Caretaker's Accommodation)

1. As outlined in the application material, the proposed plans include a Caretaker's accommodation which has not been applied for as part of the development application.

Advice Note: Council Officers acknowledge that the cover letter specifies that a Caretaker's accommodation use is not being applied for as part of the development application however the proposed plans do not reflect this.

To remove any ambiguity, the applicant is requested to remove the Caretaker's accommodation from the proposed drawings or alternatively clearly notate the proposed drawings to make it clear that the Caretaker's accommodation does not form part of the development application or the proposed drawings.

Driveway Rectification Works (Geotechnical Certification)

2. Council Officers note that the hillside supporting the existing concrete driveway at CH108 has been significantly impacted by a landslip event however the application material does not provide any engineering design or technical reporting to identify how this landslip will be managed.

Advice Note: The application triggers assessment against the Potential landslide hazard overlay code and therefore Council Officers consider it a reasonable expectation that a competent person, being a geotechnical engineer certifies the stability of the site, including associated buildings and infrastructure such as the driveway to confirm that any landslip risk or existing damage will be appropriately managed to ensure the site remains stable for the life of the development.

Furthermore, if rectification works are being proposed then an operational works application may be required.

On-site Sewerage Disposal Report

3. The applicant is requested to provide an on-site sewerage disposal report prepared in accordance with the Plumbing and Drainage Act 2018 and FNQROC Development Manual.

Advice Note: The report is required to ensure that the development can adequately treat and dispose of wastewater and should include nominated clearances to watercourses and vegetated areas.

Building Colours and Materials

4. The applicant is requested to provide a building materials and colours schedule for the proposed Dwelling house and associated structures.

Advice Note: Due to the subject site being identified within the Hillslopes overlay area and Landscape values overlay, the abovementioned information is requested to ensure the built form is appropriate within the surrounding environment.

Due Date

The due date for providing the requested information is 25 August 2026. In accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of the application.

Other

Please quote Council's application number: MCUC 2026_5939/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Kieren Nyko on telephone 07 4099 9444.

Yours faithfully



For
Leonard Vogel
Manager Environment & Planning