

26 March 2025

**Enquiries:** Daniel Lamond  
**Our Ref:** MCUC 2025\_5721/2 (1287626)  
**Your Ref:** 2024-10-39

Administration Office  
64 - 66 Front St Mossman  
P 07 4099 9444  
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Davidson Developments Pty Ltd  
8 Henrietta Street  
DOUBLE BAY NSW 2028

**Email:** [admin@aspireqld.com](mailto: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 03/02/2025.

**Applicant Details**

Name: Davidson Developments Pty Ltd  
Postal Address: 8 Henrietta Street  
DOUBLE BAY NSW 2028  
Email: [admin@aspireqld.com](mailto:admin@aspireqld.com)

**Property Details**

Street Address: 12 Davidson Street PORT DOUGLAS  
Real Property Description: LOT: 706 TYP: PTD PLN: 2092  
Local Government Area: Douglas Shire Council

**Application Details**

Application Number: CA 2025\_5721/2  
Approval Sought: Development Permit  
Nature of Development Proposed: Combined Application for Material Change of Use and Reconfiguring a Lot  
Description of the Development Proposed: Material Change of Use (Dual Occupancy) and Reconfiguring and Lot (1 lot into 2 lots)

## **Additional Information Requested**

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

### **Tourist Accommodation Zone Code**

1. The proposal does not comply with a number of the acceptable outcomes from the Tourist Accommodation Zone Code. In particular, the road boundary setbacks, lack of ability to landscape the road boundary setback, landscaping and recreation area under supply and excessive site cover. It is likely that if the proposal did not include double garages as the façade, then the proposal would be compliant. Council officers are of the view that the proposal does not comply with the relevant performance outcomes of the code and in particular, the character and amenity of the area is not maintained. Demonstrate how the design can be changed to be consistent with character and amenity of the area.

### **Dual Occupancy Land Use Code**

2. The proposal is not compliant with AO3.1 or PO3 of the Dual Occupancy Code. The two double garages occupy approximately 65% of the site lot frontage. The façade is not sympathetic to the streetscape pattern and is not consistent with the amenity of a residential area. The proposal provides limited opportunity for casual surveillance or streetscape engagement and is inconsistent with the streetscape pattern as there are no other developments in the locality with garages as the façade. Amend the design to provide for a sympathetic streetscape integration. This may be done by adding an additional storey with outlook to the street or reducing the double garages and introducing opportunity for causal surveillance on the ground floor.

### **Due Date**

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The due date for providing the requested information is 27 June 2025 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**

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Please quote Council's application number: MCUC 2025\_5721/2 in all subsequent correspondence relating to this development application.

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

Yours faithfully



**Neil Beck**  
**A/ Manager Environment & Planning**