

30 March 2023

Enquiries: Rebecca Taranto
Our Ref: MCUC 2023_5301/1 (Doc ID:1149042)
Your Ref:

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
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L O Feneul & B J Murphy
PO Box 686
MOSSMAN QLD 4873

Email: brendenmurphy1@gmail.com

Dear Sir/Madam

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

Council refers to your development application received on 06 March 2023. Under the *2018 Douglas Shire Planning Scheme*, a large portion of Lot 10 on RP735853 lies within the Hillslopes overlay. Application MCUC 2023_5301/1 seeks approval for a Material Change of Use- Dwelling House (Dwelling, Garage and Driveway). The Planning Report submitted with the Application (Council Doc id:1143890), indicates that the proposed development requires some Filling or Excavation, and an initial review of the Application suggests that retaining treatments maybe also necessary, however, the Application lacks detail in this regard. In addition, further details are required regarding the proposed crossing intended to provide access to the site over the mapped watercourse adjacent to the road boundary.

The Application requests permit to construct a garage with a 10m setback from the neighbouring property (Lot 9 on RP735853). A review of aerial images shows an existing garage/structure sited on the boundary adjacent to the proposed garage. Please note, lot boundaries shown in aerial images are indicative only.

Applicant Details

Name: L O Feneul & B J Murphy
Postal Address: L O Feneul & B J Murphy
PO Box 686
MOSSMAN QLD 4873
Email: brendenmurphy@gmail.com

Property Details

Street Address: Lot 10 Andrew Road, Forest Creek
Real Property Description: Lot 10 on RP735853
Local Government Area: Douglas Shire Council

Application Details

Application Number:	MCUC 2023_5301/1
Approval Sought:	Development Permit
Nature of Development Proposed:	MCU - Material Change of Use
Description of the Development Proposed:	Material Change of Use (Dwelling, Garage and Driveway)

Additional Information Requested

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

Filling and Excavation

1. Please provide a plan of earthworks that details the design of any required excavation and/ or fill for the Dwelling House and driveway.

Retaining Structures

2. Should the earthworks require the support of retaining structure/s, please provide details of the specific means of supporting or retaining to be used. Where relevant, a geotechnical design detail should be provided that shows;
 - a. Elevations and sections for each retaining structure; and
 - b. Proposed drainage solutions.

Creek Crossing

3. Please provide drawings that show the design of the creek crossing, the crossing must be designed and certified by a RPEQ (Registered Practising Engineer Queensland).

Shed on Boundary

4. Please clarify whether the Application for the garage is a retrospective application or, the application is for the construction of a new garage.

Due Date

The due date for providing the requested information is 30 June 2023 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.

Please quote Council's application number: MCUC 2023_5301/1 in all subsequent correspondence relating to this development application.

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

Yours faithfully

A handwritten signature in black ink, appearing to be 'P. Hoye', with a small dot at the end.

For
Paul Hoye
Manager Environment & Planning