

16 March 2026

Enquiries: Jenny Elphinstone
Our Ref: MCUC 2026_5907/1 (Doc ID 1354823)
Your Ref: 2026-03-23 - MONTAWOOD

Administration Office
64 - 66 Front St Mossman
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Montawood Pty Ltd
C/- Aspire Town Planning & Project Services
PO Box 1040
MOSSMAN QLD 4873

Email: admin@aspireqld.com

Attention Mr Daniel Favier

Dear Sir

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

Council refers to your development application that was received on 10 March 2026.

Applicant Details

Name: Montawood Pty Ltd
Postal Address: C/-Aspire Town Planning & Project Services
PO Box 1040
Mossman Qld 4873
Email: admin@aspireqld.com

Property Details

Street Address: 9, 11 & 13 Davidson Street, Port Douglas
Real Property Description: Lots 612 and 613 on PTD2092 and Lot 1 on RP738379
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUC 2026_5907/1
Approval Sought: Development Permit
Nature of Development Proposed: Combined Application for:
A. Material Change of Use for Multiple Dwellings and Short-Term Accommodation for four units;
B. Reconfiguration of a Lot (2 lots into four lots and common property); and
C. Reconfiguration of a Lot (creation of a service easement over adjacent land).

Description of the
Development Proposed:

Combined Application for:
A. Material Change of Use for Multiple Dwellings and Short-Term Accommodation for four units;
B. Reconfiguration of a Lot (2 lots into four lots and common property); and
C. Reconfiguration of a Lot (creation of a service easement over adjacent land).

Additional Information Requested

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

Sewer Design Plan

1. Please provide a civil design plan for the proposed sewer servicing for the units and the design for the reconfiguration, including the nomination of any common property for this service.

On-street Works Plan

It is noted that while the development provides on-site parking for the occupants, there is no parking for service vehicles.

2. Please provide a civil design for proposed on-street works. The design is to include location of overhead lighting, kerb and channel, stormwater drainage, any other underground service utility in this area, the pedestrian footpath (including width) and parallel on-street parking. The design should be capable of marrying into the existing design at 7 Davidson Street and join into the existing layout at 15 - 17 Davidson Street.

Disability Access to Units

3. Please confirm there is all abilities access between the car parking spaces and the front door to each unit.
4. Please clarify that PO4, of the Access, parking and servicing code is achieved in respect to the provision of all abilities parking spaces for the units.

Due Date

The due date for providing the requested information is 16 June 2026 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_5907/1 in all subsequent correspondence relating to this development application.

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

Yours faithfully

A handwritten signature in black ink, appearing to be 'L. Vogel', written in a cursive style.

For
Leonard Vogel
Manager Environment & Planning