

16 July 2026

Enquiries: Neil Beck
Our Ref: OP 2026_5967/1 (1379943)
Your Ref:

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
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Davidson Developments Pty Ltd
PO Box 137
DOUBLE BAY NSW 1360

Email: admin@recs.net.au

Dear Sir

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

Council refers to your development application that was received on 29/06/2026.

Applicant Details

Name: Davidson Developments Pty Ltd
Postal Address: PO Box 137
DOUBLE BAY NSW 1360
Email: admin@recs.net.au

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: OP 2026_5967/1
Approval Sought: Development Permit
Nature of Development Proposed: Operational Works
Description of the Development Proposed: Operational Works - (2 x Crossovers for Dual Occupancy)

Additional Information Requested

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

1. Provide catchment boundaries and hydrology calculation to confirm peak runoff at the critical points of interest for the internal and external catchments. Based on this information, provide hydraulic calculations for the drainage elements to demonstrate the drainage corridors and drainage profiles proposed have capacity for conveyance of flows without impacting adjacent properties.
2. Provide design contours and/or spot levels to demonstrate the site grading for stormwater purposes from the front boundary to the rear stormwater easement. Reference is made to RECS Drawing WD2 dated 21/01/2026. The drain grading and level information must demonstrate that:
 - The required site grading can be achieved for free draining conditions to the rear of the lot and the drainage invert within the easement;
 - the levels in the drainage path (from front of lot to rear of lot) integrate with any opening to the dwelling and do not require additional steps or encroachments into the stormwater flow path; and
 - any level difference between the drain invert levels and the adjacent properties on each side are identified and treatment measures nominated, (retaining walls or batters).
3. Consider providing an updated stormwater design removing the piped drainage adjacent the garages and replace with open lined drains adjacent the dwellings.

Advice Note: Officers are not supportive of the proposed piped solution noting that the consequence of blockage will be to divert runoff onto third party property. Ponding levels for pipes to run full may also divert runoff to adjacent sites.

4. Provide stormwater easement within each lot adjacent to the side boundary to enable the management of stormwater within the catchment consistent with the easement to the north east of the site.
5. Provide an updated earthworks plan for the lot frontage and confirm how the invert levels at each side of the property frontage interface with existing surface levels for the adjoining properties. Reference is made to RECS Drawing WD2 dated 21/01/2026 and RECS Drawing "Earthworks Plan – Driveways" Sheet OP1;

Advice Note: the design levels adjacent the southern boundary appear to undermine the existing planting and driveway levels for the adjoining property.

Due Date

The due date for providing the requested information is 16 October 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: OP 2026_5967/1 in all subsequent correspondence relating to this development application.

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

Yours faithfully

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

For
Fionnuala Blayney
A/Manager Environment & Planning