

20 May 2026

**Enquiries:** Kieren Nyko  
**Our Ref:** MCUC 2026\_5943/1 (Doc ID 1366718)  
**Your Ref:** 2026-04-40 - Scoey - Lot 3 Dagmar Close, Lower Daintree

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

**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 15 May 2026.

**Applicant Details**

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**Name:** Clayton Bray  
**Postal Address:** C/- Daniel Favier T/A Aspire Town Planning and Project Services  
PO Box 1040  
MOSSMAN QLD 4873  
**Email:** [admin@aspireqld.com](mailto:admin@aspireqld.com)

**Property Details**

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**Street Address:** Dagmar Close, Lower Daintree  
**Real Property Description:** Lot 3 on RP865078  
**Local Government Area:** Douglas Shire Council

**Application Details**

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**Application Number:** MCUC 2026\_5943/1  
**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

## Additional Information Requested

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

### Earthworks Design

1. The applicant is required to submit a preliminary earthworks plan for the proposed development. This plan must provide a detailed assessment of all earthwork activities, clearly identifying areas of cut and fill, as well as specifying the exact location and extent of any batter slopes, potential retaining walls and catch drains to service the upstream catchment area. The design should ensure that these structures are engineered to maintain slope stability and prevent erosion, especially in steep or unstable areas.

The earthworks plan must confirm the total cubic metres of filling and excavation proposed to be undertaken, location and height of any proposed retaining walls, width or diameter of any proposed catch drains and the relationship with any existing benched areas.

The earthworks plan should also demonstrate compliance with the Filling and Excavation Code, Hillslopes Overlay Code and Potential Landslide Hazard Overlay Code of the Douglas Shire Planning Scheme 2018. This includes providing documentation to outline how the proposed earthworks will manage any potential environmental impacts, such as sediment runoff or disturbance to existing drainage patterns and ensuring that fill and excavation activities do not adversely affect neighbouring properties.

*Advice Note: The earthworks plan should also consider any excavation or fill required to implement the wastewater management system as referenced in the report prepared by Earth Test (SI 526-25 Report).*

### Geotechnical Report

2. The applicant is required to submit a Geotechnical Report prepared by a suitably qualified person.

The Geotechnical Report must demonstrate that the constructed earthworks achieve a low or very low landslide risk in accordance with the AGS Guidelines, considering both hazards on-site and from surrounding sloping land.

The Geotechnical Report must reflect the current development design and be prepared by a suitably qualified RPEQ registered Geotechnical Engineer.

The report must include, but not be limited to the following:

- a. Existing site conditions, including:
  - (i) Soil type, depth and properties;
  - (ii) Rock type and properties;
  - (iii) Depth of weathering;
  - (iv) Angles of dip of rock bedding planes and fault planes;
  - (v) Slope stability;
  - (vi) Erosion stability;
  - (vii) Existing surface water characteristics;

- (viii) Proposed treatments for surface water;
  - (ix) Location of and concentration of ground water;
  - (x) Disposal of sewage;
  - (xi) Allotment specific geotechnical assessments;
  - (xii) History of any known geological problems or occurrences on the site or adjoining property;
- b. Details of measures proposed to be incorporated in the development to ensure safe and otherwise satisfactory construction practices, including:
- (i) Measures to be adopted to control soil and rock movement from future weathering and saturated conditions;
  - (ii) Design matters to be considered during the construction of building foundations, driveways or any other works involving the excavation or filling of any land;
- c. A slope stability and analysis report including revegetation and stabilisation measures required;
- d. A statement of methodology regarding the testing procedures adopted, the scope of the report and the tests undertaken to ensure the findings of the report are representative of the site; and
- e. If the landslide risk is not assessed as either low or very low risk in accordance with the guidelines, provide further detailed geotechnical design to identify ameliorative measures which will be required to bring the assessed level of risk to within these defined limits.

*Advice Note: The applicant is required to submit a Geotechnical Report to confirm the sites suitability for development in accordance with Potential Landslide Hazard Overlay Code of the Douglas Shire Planning Scheme 2018.*

### **Vegetation Clearing**

3. The applicant is requested to provide a vegetation clearing plan which clearly identifies the extent of vegetation clearing proposed as part of the Dwelling house proposal.

*Advice Note: Council Officers seek to include the vegetation clearing plan in the approved plan set (if approved) to clearly identify the clearing permitted to facilitate the proposed development. Any further clearing would be subject to additional Council approvals.*

### **Vehicle Turnaround**

4. The applicant is requested to provide a fully dimensioned proposal plan that clearly identifies that the turnaround area adjoining the carport (undercroft) is sufficient for vehicles to exit the site in a forward gear.

## Building Colours and Materials

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

*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. The proposal should also consider the proposed stability works to ensure visual impact of these works can be supported.*

## Due Date

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The due date for providing the requested information is 20 August 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

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Please quote Council's application number: MCUC 2026\_5943/1 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**