

YOUR REF: P71631
OUR REF: #779975

28 July 2016

Foxwise Developments Pty Ltd.
C-/ Planz Town Planning
PO Box 181
Edge Hill QLD

Attention: Nikki Huddy

Dear Madam

**INFORMATION REQUEST-
MATERIAL CHANGE OF USE FOR MULITI-UNIT HOUSING &
HOLIDAY ACCOMMODATION - 33 DAVIDSON STREET, PORT DOUGLAS**

After a preliminary examination of the above application, the following information is required in order to complete an assessment of the proposal:

1. Nominate the lawful point of discharge for the development and demonstrate how stormwater from the site will be delivered to the lawful point of discharge. In particular-
 - address the Filling and Excavation Code, and specifically A3.1, A3.2, A3.3 and A3.4 in more detail to show compliance;
 - demonstrate how storm water flows will be managed at the basement car park level;
 - a Drainage Plan, detailing a lawful point of discharge, prepared by suitably qualified persons should be submitted as part of the response to the above; and
 - provide basement level plans which demonstrate where all relevant services are to be located, this should also indicate how the storm water services (pumps etc.) can be accommodated within the development.

2. Submit a geotechnical report which addresses Acid Sulfate Soils at the site. It is noted that the proposal will require substantial excavation, in excess of 100m³ below 5 metres AHD, which triggers assessment against the code. In the event that Acid Sulfate Soils are identified at the site, the

response should include management strategies which mitigate the effects of disturbance.

3. Demonstrate how the associated on street works relate to the significant street trees and existing landscaped strip within the road reserve of Davidson Street (see attached).

The relevant site plans must accurately locate the trees and detail the works to take place within the vicinity of the trees including setback / clearance distances. Regard must be given to the principles of AS 4970 – 2009 for the Protection of Trees on Development Sites.

4. Demonstrate how the proposed access will address the bus stop area at the road frontage of the site. If the bus stop cannot be retained in its current location, demonstrate how the proposal can accommodate a bus stop in the immediate vicinity of the existing bus stop.

If required, Council is willing to convene a meeting to discuss the above information request.

As an applicant, your responsibilities in regard to the information request are outlined in section 278 of the *Sustainable Planning Act 2009*, which is attached for your information.

Please note that the information response to Council should include two (2) complete copies of the response and if plans form part of the response then two (2) sets of such plans at scale should also be provided.

Should you require any further information or assistance, please contact Daniel Lamond of Development Assessment and Coordination on telephone number 07 4099 9456.

Yours faithfully

Paul Hoye
General Manager Operations

Att

Attachment 1: Significant Street Trees

