

6 May 2021

Enquiries: Daniel Lamond
Our Ref: CA 2021_4090/1 (1011172)
Your Ref:

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

N D Verri
C/- Planning Plus
PO Box 399
REDLYNCH QLD 4870

Email: evan@planningplusqld.com.au

Dear Sir/Madam

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

Thank you for your development application.

Applicant Details

Name:	N D Verri
Postal Address:	C/- Planning Plus PO Box 399 REDLYNCH QLD 4870
Email:	evan@planningplusqld.com.au

Property Details

Street Address:	56 Mudlo Street PORT DOUGLAS
Real Property Description:	LOT: 7 TYP: PTD PLN: 20933
Local Government Area:	Douglas Shire Council

Application Details

Application Number:	CA 2021_4090/1
Approval Sought:	Development Permit
Nature of Development Proposed:	Combined Application
Description of the Development Proposed:	Combined Application- Material Change of Use(Dual Occupancy) and Reconfiguring a Lot (One lot into two lots)

Additional Information Requested

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

Building Design and Architectural Elements

1. Planning Scheme Policy SC6.2 requires that buildings have 700mm eaves. It is noted that the proposal does not include eaves except for two sections mid way down the length of the buildings generally not visible from street view. It is also noted that the reason the buildings do not have eaves is because the second storey aims to maximise floor area on proposed small lots with 10 metre wide frontages. The locality does not appear to have any multiple dwelling buildings or dual occupancies that do not have eaves. This proposal may be the first development of its kind with no eaves in the shire.
 - a. Demonstrate how the building design incorporates the requirements of Planning Scheme Policy SC6.2- *Building Design and Architectural Elements*;
 - b. detail any other similar developments in the locality with no eaves;
 - c. demonstrate how the residential character of the area is maintained through the design features of the proposal;
 - d. demonstrate how heat is kept off walls and how rain is kept out of winds in lieu of eaves.

Due Date

The due date for providing the requested information is 9 August 2021 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: CA 2021_4090/1 in all subsequent correspondence relating to this development application.

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

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning