

PO Box 723 Mossman Qld 4873 www.douglas.qld.gov.au enquiries@douglas.qld.gov.au ABN 71 241 237 800

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

Email: Hannah.d@gmacert.com.au

18 October 2021

Enquiries: Jenny Elphinstone

Our Ref: MCUC 2021_4400/1 (Doc ID 1042790)

Your Ref: 20213632

Paulina Juchnevicius C-/ GMA Certification Group Pty Ltd PO Box 831

PORT DOUGLAS QLD 4877

Attention Ms Hannah Dayes

Dear Madam

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

Council refers to your development application that was received on 13 October 2021.

Applicant Details

Name: Paulina Juchnevicius

Postal Address: C-/ GMA Certification Group Pty Ltd

PO Box 831

Port Douglas Qld 4877

Email: <u>Hannah.d@gmacert.com.au</u>

Property Details

Street Address: Captain Cook Highway Killaloe

Real Property Description: Lot 155 on NR78

Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUC 2021_4400/1
Approval Sought: Development Permit

Nature of Development

Proposed:

Material Change of Use for a Dwelling house.

Description of the

Development Proposed:

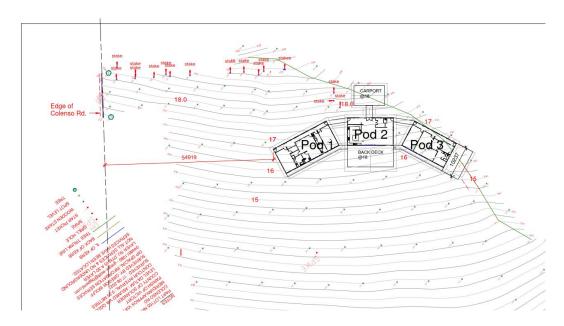
Material Change of Use for a Dwelling house.

Additional Information Requested

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

Clarify Site Plan

please provide a larger scale drawing of the site plan to provide the location of the
existing access track, location of creek crossing, extent of clearing necessary to
undertake development, the location of the Hillslope Overlay and the location of the
Natural Areas for MSES Regulated Vegetation.



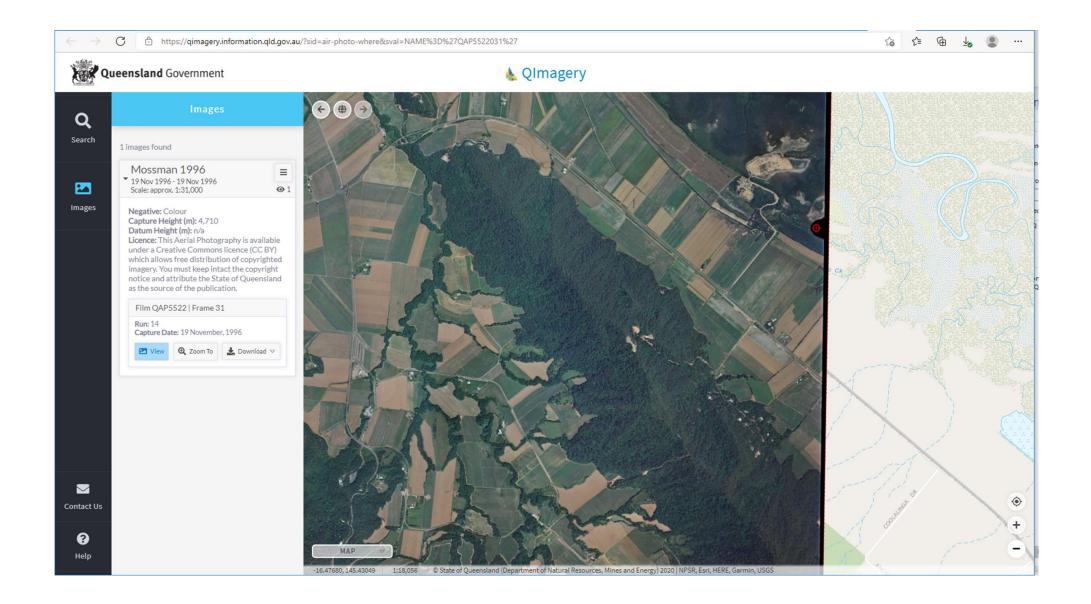
Extent of Cut and Fill

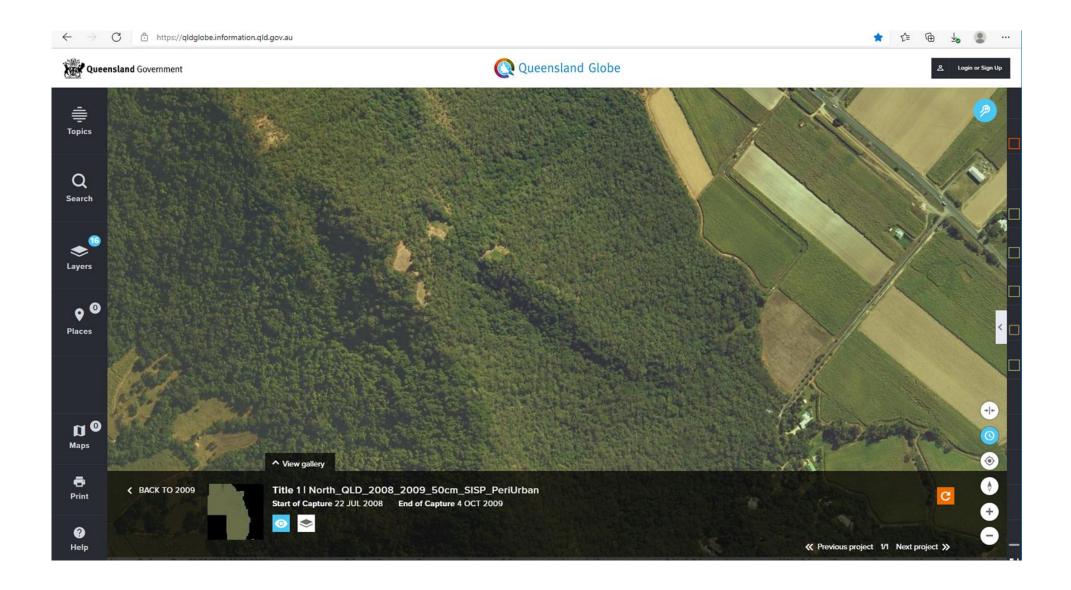
2. Please indicate on the site plan the extent of cut and fill and calculations for the degree of slope over which the cut and fill and new dwelling will occur.

Extent of Clearing

The hill side has a history of revegetation as can be seen by a comparison of the 1996 and 2008 aerials (sourced via Queensland Globe) and the current aerial. The 1996 aerial appears to show the existing track. (Refer to following figures).

3. Please nominate on the aerials, at a suitable scale, the location of the extent of driveway to be utilised, the extent of new clearing and cut and fill necessary for the dwelling house. It is understood that a number of trees on the site are pioneer species and may be nearing the end of life in respect to structural integrity and have a high likelihood of failure. It would be expected that some of these trees should be cleared at the time when clearing is necessary for the proposed dwelling house. Please indicate any necessary clearing, above the proposed house location, that is necessary to ensure a safe development.







Due Date

The due date for providing the requested information is **18 January 2022** 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 2021_4400/1 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

For Paul Hoye

Manager Environment & Planning