

24 May 2024

**Enquiries:** Jenny Elphinstone  
**Our Ref:** MCUC 2024\_5604/1 (Doc ID 1227408)  
**Your Ref:** AU15419

Administration Office  
64 - 66 Front St Mossman  
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Impromptus Investments Pty Ltd (Tte)  
C/- RPS AAP Consulting Pty Ltd  
PO Box 1949  
**CAIRNS QLD 4870**

**Email:** [lan.doust@rpsgroup.com.au](mailto:lan.doust@rpsgroup.com.au)

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 2024.

**Applicant Details**

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**Name:** Impromptus Investments Pty Ltd (Tte)  
**Postal Address:** C/- RPS AAP Consulting Pty Ltd  
PO Box 1949  
Cairns Qld 4870  
**Email:** [lan.doust@rpsgroup.com.au](mailto:lan.doust@rpsgroup.com.au)

**Property Details**

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**Street Address:** 82-90 Mitre Street Craiglie  
**Real Property Description:** Lot 901 on SP274759  
**Local Government Area:** Douglas Shire Council

**Application Details**

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**Application Number:** MCUC 2024\_5604/1  
**Approval Sought:** Development Permit  
**Nature of Development Proposed:** Material Change of Use for a new dwelling house including the demolition and removal of the existing dwelling and associated sheds and onsite wastewater treatment infrastructure.

Description of the Development Proposed: Material Change of Use for a new dwelling house including the demolition and removal of the existing dwelling and associated sheds and onsite wastewater treatment infrastructure.

## **Additional Information Requested**

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### **Proposed Connection to Council Sewer**

1. The land is not currently in a regulated sewer service area. Separate approval is required to include the land in Council's sewer service area or alternatively onsite waste treatment is required. Please note, this separate application will require a resolution of Council.

Significant concern is raised with the proposed private pressure main designed for connection to Council's sewer and this design is not supported.

Council will only consider an inclusion of the land to the sewer service area where the design proposes to:

- a. Break into an existing Manhole or construct a new Manhole over the existing 150mm diameter gravity main. This connection work will require consent of a nearby landowner.
- b. Construct a 150mm diameter gravity main across the full width of Mitre Street Road Reserve with a manhole at the end of line near the site boundary to the land.
- c. Provide a Property Connection Branch at the end of line for the proposed buildings internal sewer drain to connect to.

The design of the extension of the Council's gravity sewer needs a perpendicular connection across the road.

Please advise of the achievement of the inclusion of the land in the Council's sewer service area with agreement in writing of a nearby landowner for such connection or provide details of the proposed onsite wastewater treatment infrastructure.

2. Where the existing onsite wastewater treatment infrastructure is to be removed, please provide detailed plans nominating the extent of the location of the existing infrastructure, extent of excavation and/or fill involved in the intended operational work to remove this infrastructure.

### **Vegetation Clearing**

3. Please provide a plan detailing the extent of clearing necessary for the development that occurs on the land and the adjacent road, including clearing for the proposed garage and the curtilage of this building, any clearing associated with the property entry and clearing for the proposed sewer connection. The plan should include all trees with a trunk diameter of 500mm or more as measured from 1000mm above natural ground level. The plan must include the species name, approximate height and trunk girth (as measured at 1000mm above natural ground level).

## **Due Date**

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The due date for providing the requested information is 24 August 2024 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 2024\_5604/1 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 Hoyer**  
**Manager Environment & Planning**