

9 March 2026

Enquiries: Neil Beck
Our Ref: OP 2026_5895/1 (1353366)
Your Ref: LU23291

Administration Office
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Tamasine Dale
Lekker Urban Pty Ltd
PO Box 8
Stratford 4870

Email: contact@lekkerurban.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 17/02/2026.

Applicant Details

Name: Tamasine Dale
Postal Address: Lekker Urban Pty Ltd
PO Box 8
Stratford
Email: contact@lekkerurban.com.au

Property Details

Street Address: 24 Murphy Street PORT DOUGLAS
Real Property Description: LOT: 1 TYP: PTD PLN: 2095
Local Government Area: Douglas Shire Council

Application Details

Application Number: OP 2026_5895/1
Approval Sought: Development Permit
Nature of Development Proposed: Operational Works
Description of the Development Proposed: Operational Works (Access driveway and crossover within the road reserve)

Additional Information Requested

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

1. Provide geotechnical advice to confirm the stability of the proposed works including the batters upslope and downslope of the driveway.
2. Please confirm the proposed road crossfall direction. The plan view on Drawing 200 shows a cross fall direction down the hill, however the typical section on Drawing 400 and annotated cross sections on Drawings 401 and 402 show the cross fall directed to the uphill side.
3. Please clarify proposed location of the Drain A detail on Drawing 600. The detail references chainage 7.15-34.157, however the plan view on Drawing 200 shows a barrier kerb and channel between these chainages.
4. Please clarify the proposed location of the drainage outlet protection detail shown on Drawing 600, as its location is not identified in the plan view.
5. The stormwater calculations table and long section on Drawing 600 do not correspond to the stormwater arrangement shown in the plan view. The pipe reaches, pipe sizes and levels do not match. Please provide stormwater calculations corresponding to the drainage arrangement shown in the plan view.
6. Council offices have concerns that the proposed works are concentrating stormwater runoff from the upslope catchment and that the proposed field inlet pit may not have insufficient capture capacity to intercept the approaching kerb and channel flow noting the driveway longitudinal grade and potential for blockage of the field inlet pit grate. This may result in bypass flows continuing onto Murphy Street roadway.

Provide stormwater calculations, demonstrating that the proposed works are appropriate for the contributing catchment, will not cause an adverse impact to surrounding properties and comply with the Queensland Urban Drainage Manual. A minimum, the following information is required:

- (a) Assessment of the stormwater catchment area contributing to the driveway and peak discharge rate of stormwater runoff;
- (b) Assessment of on road flows along the driveway, including flow depth, width and velocity;
- (c) Capture capacity of the field inlet pit 1B including allowance for blockage;
- (d) Capacity of the proposed underground pipe from 1B to EXA;
- (e) Capacity of the existing underground stormwater network in Murphy Street downstream of the proposed connection point to demonstrate it can accommodate the additional runoff from the proposed works.

Due Date

The due date for providing the requested information is 9 June 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

Please quote Council's application number: OP 2026_5895/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully

A handwritten signature in black ink, appearing to be 'L. Vogel', with a small dot at the end.

For
Leonard Vogel
Manager Environment & Planning