

11 June 2021

Enquiries: Jenny Elphinstone
Our Ref: ROL 2021_4171/1 (Doc ID 1017546)
Your Ref: 20212126

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

Brian Petruszewski
C/- GMA Certification, Hannah Dayes
PO Box 831
PORT DOUGLAS QLD 4877

Email: Hannah.D@gmacert.com.au

Attention Ms Hannah Dayes

Dear Madam

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

Council refers to your development application for the following premises received on 10 June 2021.

Applicant Details

Name: Brian Petruszewski
Postal Address: C/- GMA Certification, Hannah Dayes
PO Box 831
PORT DOUGLAS QLD 4877
Email: Hannah.D@gmacert.com.au

Property Details

Street Address: 18-20 Teamsters Close Craiglie
Real Property Description: Lot 7 on RP804923
Local Government Area: Douglas Shire Council

Application Details

Application Number: ROL 2021_4171/1
Approval Sought: Development Permit
Nature of Development Proposed: Reconfiguring a Lot (1 into 2 lots)
Description of the Development Proposed: Reconfiguring a Lot (1 into 2 lots)

Additional Information Requested

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

Water and Sewer Infrastructure

1. Please provide advice regarding the compliance or otherwise with the Planning Scheme Infrastructure Works Code. Advice is required as to how the lot fronting Owen Street will achieve lawful access to the continued servicing from Council's water and sewer infrastructure connection which is currently to the proposed lot fronting Teamster's Close. That is, whether there is to be common land for servicing, easements and/or separate new connections with easements etc., Refer to the enclosed Infrastructure Services Map.
2. Please clarify the stormwater discharge points for the respective new lots and advise whether any easements or common land are proposed.

Adopted infrastructure Charges

The applicant's attention is drawn to Council's Infrastructure Charges Resolution (no.2) 2021, section 4.1.c.i that requires development involving reconfiguration to base both the adopted charge (AC) and the credit (C) to the charge rate for a three-bedroom house. Council notes the comments provided in the planning report accompanying the development application asserting that the credit applicable to the land is based on land uses.

3. Please clarify the reasoning and ability by which it is contended that Council should consider the AC and C should be based on the land use.

Due Date

The due date for providing the requested information is 13 September 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.

Other

Please quote Council's application number: ROL 2021_4171/1 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

A handwritten signature in black ink, appearing to read 'P. Hoyer', with a small dot at the end.

For
Paul Hoyer
Manager Environment & Planning

Encl- Infrastructure Services Map

Infrastructure Services



2021 Douglas Shire Council



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Scale = 1:759.780

11-June-2021

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