


6 February 2019

Enquiries: Jenny Elphinstone 
Our Ref: ROL 2972/2019 (Doc ID 888862)
Your Ref:

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

Mr Steven John Pisot
PO Box 149
PORT DOUGLAS QLD 4877

Dear Sir

**INFORMATION REQUEST
(GIVEN UNDER SECTION 12 OF THE DEVELOPMENT ASSESSMENT RULES)**

Council refers to your development application for which a confirmation notice was issued on the 24 January 2019.

The following comments are provide on a basis of considerations of your application and are offered to provide a background to the further information request.

- i. Council does not concur that road is a utility installation.
- ii. A large part of the proposed northern lot is affected by *Very High* and *High* Bushfire Hazard, refer to the enclosed Overlay Map. This area of the land is also mapped with landslide risk, as a hillslope area, with natural areas and landscape vales. Another main part of the land is mapped as flood plain. Remnant vegetation can be protected by limiting development to set development envelopes and/or covenants over particular vegetation. Risk from the Hazard may be avoided where future development is kept out of these areas by set development envelopes and/or covenants over particular areas. Consideration of a nominated area should also include protecting areas with Landscape Values. Refer to the enclosed Bushfire Hazard Overlay Map.

Other

Please quote Council's application number ROL 2966/2018 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9482.

Yours faithfully


Paul Hoyer
Manager Environment and Planning
Encl.
Bushfire Hazard Overlay Map
Information Request & Information Response Form

TP Property Boundaries (Oct 2017)

□ Property Boundaries

Bushfire Hazard (Overlay)

■ Bushfire Hazard

■ High Potential Bushfire Inter-

■ Medium Potential Bushfire In-

■ Potential Impact Buffer

■ Very High Potential Bushfire

■ all others

□ all others

Bridges

|| Bridges

Road Network

— Private

— Local

— State

— all others

Watercourses

■ Major Watercourse

■ 8

■ 7

■ 6

■ 5

■ 4

■ 3

■ 2

■ 1

■ Minor Watercourse

Boundaries

□ Locality Boundaries

■ Douglas Shire Council Boundary



©2018 Douglas Shire Council (DSC). Based on or contains data provided by DSC and the State of Queensland Department of Natural Resources & Mines (NR&M) [2018].

In consideration of these agencies permitting use of this data you acknowledge and agree that these agencies give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

DOUGLAS SHIRE COUNCIL

INFORMATION REQUEST

Council refers to the development application lodged with council on the 21 December 2018 for which the Confirmation Notice was issued on 24 January 2019.

Applicant's details

Name: Steven John Pisot
Postal address: PO Box 149
Port Douglas Qld 4877

Location details

Street address: 21R Spring Creek Road, Mowbray
Real property description: Lot: 11 on SP212654
Local Government Area: Douglas Shire Council

Application details

Application number: ROL 2972/2019
Approval sought: Development Permit.
Nature of development proposed: Reconfigure one lot into two lots.
Description of the development proposed: Reconfigure one lot into two lots by virtue of the existence of a utility – road.

Information request

Douglas Shire Council has determined that the following additional information is needed to assess the application.

Rural Zone Code and Reconfiguration of a Lot Code

1. Please provide further details as to the achievement of the Code Purpose Benchmarks for reconfiguration having regard to non-compliance with:
 - a. the Rural Zone Code, AO7 and PO7; and
 - b. the Reconfiguration of a Lot Code, PO1.

Rural Zone Code, Landscape Values Overlay Code and Natural Values Overlay Code – Protection of Remnant Vegetation

2. In the Rural Zone Code, Performance Outcome 6 seeks existing remnant vegetation to be protected. Consideration of the Landscape Values Overlay should also be taken into account. Please state how the resulting development will protect the existing remnant vegetation that has High and medium Landscape Values and is mapped under the Natural Values Overlay Code.

Bushfire Zone Hazard Overlay Code

3. Please provide further details for assessment against all relevant benchmarks for this code.

Flood Overlay

4. The proposed development has the potential to increase the extent of development on the land, namely the development of a new house. Anecdotal references are not qualified. Please provide details as to how the development can address the hazard.

Potential Landslide Hazard Overlay Code

5. The proposed development has the potential to increase the extent of development on the land, namely the development of a new house. Please provide details demonstrating how the development address the hazard code requirements.

Access, Parking and Servicing code

6. The plan nominates the access to the proposed southern lot as through the adjacent land being Lot 10 on SP212654. Council has no record of a registered access easement to a road that gives legal entitlement to this access. An access easement to a road requires a Development Permit. Please provide further details regarding the intended lawful access to the proposed southern lot.

Responding to the information request

The due date for providing the requested information is the 6 May 2019.

Please advise Douglas Shire Council of your response to this information request in accordance with section 13 of the Development Assessment Rules. To assist in your response please find enclosed a standard response template that you can use with your response should you wish to.

As Douglas Shire Council's assessment of your application will be based on the information provided, it is recommended that you provide all of the information requested. In 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 the Douglas Shire Council will continue with the assessment of your application without the information requested.

Other

Please quote Council's application reference : ROL 2972/2019 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9482.

INFORMATION RESPONSE

Please attach this document to the front of any information response to Council.

Council reference: ROL 2972/2019

Property Address: 21R Spring Creek Road, Mowbray; land described as Lot 11 on SP212654.

I/We:

- ☐ Have provided all of the required information outlined in the Information Request (section 13.2(a) of the *Development Assessment Rules*).
- ☐ Have provided part of the required information outlined in the Information Request and will provide some or all of the remaining required information by the last day to respond to the Information Request (section 13.2(a) of the *Development Assessment Rules*).
- ☐ Have provided part of the required information in the Information Request and do not intend to supply any of the remaining required information outlined in the Information Request (section 13.2(b) of the *Development Assessment Rules*).
- ☐ Do not intend to supply any of the information outlined in the Information Request (section 13.2(c) of the *Development Assessment Rules*).

Regards

Applicant's Name: _____

Signature: _____

