

Our Ref: 17-18/001191
CRC Ref: MCUC2385/2017
Date: 7 June 2022

Attn: Daniel Lamond
Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

VIA: EMAIL: Daniel.lamond@douglas.qld.gov.au

Dear Daniel,

RE: REQUEST FOR MINOR CHANGE IN RELATION TO DEVELOPMENT APPROVAL FOR MATERIAL CHANGE OF USE FOR 'MULTI-UNIT HOUSING' ON LAND AT 14 MUDLO STREET, PORT DOUGLAS, MORE PARTICULARLY DESCRIBED AS LOT 919 ON PTD 2092

Planning Plus Pty Ltd acts on behalf of PL & M Bonomi ('the Applicant') in relation to the above-described matter.

We hereby seek the following change to the approval:

Sewer Easement

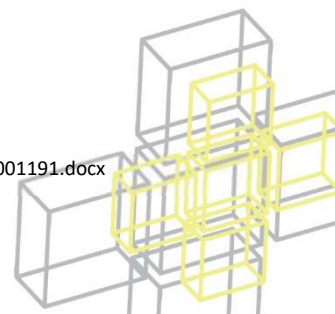
18. Create an easement in favour of Council having a width of three (3) metres over the sewer within the site area that is clear of the building footprint and covering the new manhole location, to the requirements and satisfaction of the Chief Executive Officer.
~~An access easement is required over the access driveway to the sewer easement.~~

A copy of the easement documents must be submitted to Council for the approval by Council's solicitors at no cost to Council.

- a. The approved easement documents must be submitted at the same time as seeking approval and dating of the Building Format Plan and must be lodged and registered with the Department of Natural Resources and Mines in conjunction with the Plan of Survey.

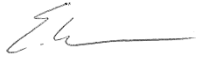
It is requested that Council remove the requirement for an access easement as this is considered excessive and not consistent with the FNQROC Development Manual and other similar approvals that we are aware of. Furthermore, the subject site will comprise Common Property outside of the building footprint so Council access to the sewer easement will not be an issue.

The above change is considered a 'minor change' for the purpose of the Planning Act 2016 in that it does not result in substantially different development.



We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours Faithfully



Evan Yelavich
Director / Planner
Planning Plus QLD Pty Ltd

enc.

