

28 June 2022

Enquiries: Jenny Elphinstone
Our Ref: MCUC 2022_4732/1 (Doc ID 1076189)
Your Ref: 22-04

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Patagorang Holdings Pty Ltd
C/- Planning Plus
PO Box 399
REDLYNCH QLD 4870

Email: Evan@planningplusqld.com.au

Attention Mr Evan Yelavich

Dear Sir

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

Council refers to your development application that was received on 17 March 2022.

Applicant Details

Name: Patagorang Holdings Pty Ltd
Postal Address: C/- Planning Plus
PO Box 399
Redlynch Qld 4870
Email: Evan@planningplusqld.com.au

Property Details

Street Address: 14 Murphy Street Port Douglas
Real Property Description: Lot 114 on PTD2094
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUC 2022_4732/1
Approval Sought: Development Permit
Nature of Development Proposed: Development Permit for a Material Change of Use for a Dwelling House.
Description of the Development Proposed: Material Change of Use for a Dwelling House.

Additional Information Requested

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

Land Surveys

1. Please provide a land survey for the whole of the site and the adjacent road.
2. Please provide a separate land survey nominating areas of fill on the site and the adjacent road area where work is anticipated.

Vegetation Survey

3. Please provide a survey of existing vegetation on the land and the adjacent road area from the property boundary to the sealed road pavement. The survey should include all trees with a trunk diameter of 500mm or more as measured from 1000mm above natural ground level. The survey must include the species name, approximate height, trunk girth (as measured at 1000mm above natural ground level), estimated aged, extent of canopy and estimate of root zone area.
4. Please provide a survey nominating all vegetation, nominated in x above that is to be removed.

Earthwork Plan

5. Please provide a detailed survey and plan of cut and fill on the land for the proposed dwelling house, associated driveway and associated facilities. The detail is to provide both horizontal, longitudinal and section details.

Geotechnical Reporting

6. Please provide a site specific geotechnical assessment of the site pre-development and post development to determine the local and regional stability of the allotment, adjacent properties and existing structures adjacent the site.

At a minimum, supporting information to be provided in the report must include slope stability modelling to demonstrate that the site can be developed as proposed without creating an unacceptable risk internally and externally to the site.

The analysis must also demonstrate stability for any temporary batters/walls and throughout the stages of the construction of the site. That is, if the retaining walls are supported by the future building structural elements, the analysis must confirm stability after site earthworks but prior to the building being completed.

The report must be undertaken by a suitably qualified and experienced geotechnical engineer (RPEQ) and must be in accordance with the AGS Guidelines. The applicant must demonstrate that geotechnical risks during and post development remain in the low or very low risk categories for the site and adjacent properties.

The report is to also provide detail and comment on the impact and requirements to stabilise the development should the land be cut and the development not progress

Retaining walls and structures

7. Please provide an RPEQ Certified detailed design for each retaining structure which is sited adjacent and parallel to a site boundary. The detailed design must include;
 - a. details of the specific means of supporting or retaining to be used. This must include a geotechnical design detail supporting each of the proposed treatments at each location;
 - b. details of the exact depth of any soil nails or footing protruding into the earth;
 - c. accurate cadastral boundary location; and
 - d. drainage solutions.

The geotechnical assessment requested in item 6 above must be relevant to the detailed retaining wall design.

Please note any requirement to soil nailing (or similar such structures) over adjoining land or road must be accompanied by suitable owner's consent and tenure to undertake such work.

Building construction

8. Please provide details of the proposed method of construction. The planning report indicates that the performance outcome PO64 for Sub precinct 1f – Flagstaff Hill of the Port Douglas / Craiglie Local Plan is achieved, being that pier or post construction design, yet the development plans indicate slab on ground design.

Building Height

9. Concern is raised with the overall height, floor to ceiling heights and setbacks from the side boundaries. Please provide sections through the development at the points 1-7. As per your design plans detailing boundary to boundary (from front of site to back of site) detailing:
 - a. Existing ground levels
 - b. Projected 8.5m from existing ground levels; and
 - c. Proposed height levels (from new ground level, floor and ceiling heights, depth of deep planting for the roof level and overall heights).

Visual Amenity

10. Please provide a visual amenity report on the proposed development. The report is to include the impact of the proposed work within the road. The report is to identify the points where the impact of the development is most prominent as well as the view from the road pavement edge on the southern side of Murphy Street. The visual amenity report must identify the vegetation to be removed at the cut stage. The visual amenity report must consider the views at the time of commencement of use, after five years growth and after 10 years growth of the proposed landscaping. The proposed landscaping is only as per the submitted landscaping plan and the remaining vegetation on the land and road area.

11. Provide a visual amenity of the view of the development from the side property boundaries.
12. Provide a realistic 3D Views of the development that identifies only existing and proposed landscaping details, as submitted in the application and also identifies property boundaries. Consideration is to be given to all vegetation that is to be removed from the road area. The 3D Views should include the anticipated height of species to be planted at following points in time: at the commencement of the use; after five years of growth; and after ten years of growth. A site plan is to be included that nominates the point from where the 3D view is developed from.
13. The development does not meet the Acceptable outcome for setback of 6m and very limited landscaping is provided to the side boundaries. Please provide details demonstrating how the development will provide privacy to the adjoining properties from window and balcony deck areas.

Driveway

14. Please provide a longitudinal survey and sections of the proposed driveway. All cut, fill and any retaining walls must be identified and detailed. Please identify any opportunity for a vehicle passing bay on the driveway internal to the site in the event that two vehicles meet on the slope.

Due Date

The due date for providing the requested information is 28 September 2022 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: MCUC 2022_4732/1 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