

16 June 2022

Enquiries: Daniel Lamond
Our Ref: MCUC 2022_4832/1 (1092094)
Your Ref: 2022-04-03-WALKER-NEWELL ROAD

Administration Office
64 - 66 Front St Mossman
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Zeus (N.Q) Pty Ltd (Tte)
C/- Daniel Favier (Aspire Town Planning)
PO Box 1040
MOSSMAN QLD 4873

Email: admin@aspireqld.com

Dear Sir/Madam

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

Council refers to your development application that was received on 30 May 2022.

Applicant Details

Name: Zeus (N.Q) Pty Ltd (Tte)
Postal Address: C/- Daniel Favier (Aspire Town Planning)
PO Box 1040
MOSSMAN QLD 4873
Email: admin@aspireqld.com

Property Details

Street Address: Newell Road NEWELL
Real Property Description: LOT: 26 SP: 212664
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUC 2022_4832/1
Approval Sought: Development Permit
Nature of Development Proposed: MCU - Material Change of Use
Description of the Development Proposed: Material Change of Use (Dwelling house including secondary dwelling, Home based business and Caretakers accommodation)

Additional Information Requested

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

1. Secondary Dwelling

The application documentation demonstrates that you are aware that the secondary dwelling must be occupied only by members of the household occupying the dwelling house on the land. The administrative definition of household from the 2018 Douglas Shire Planning Scheme is as follows:

Household

An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long term basis and who make common provision for food or other essentials for living.

It is noted that the dwelling house land use code does not require that the secondary dwelling is a particular distance from the main dwelling. However, for the secondary dwelling to be a genuine secondary dwelling, the occupants must have common intention to live together on a long term basis and must make common provision for food or other essentials for living. The site plan proposes that the secondary dwelling is around 440 metres from the main dwelling, with separate vehicle access and service connection. Further, the residences are separated by three internal fences allowing no internal connectivity. Other than having occupants living in the residences on a long term basis, there is no demonstration of common provision for food or other essentials for living. For compliance with the administrative definition, this needs to be demonstrated. The land use appears to be in fact a Dual occupancy land use. Demonstrate compliance with the administrative definition.

2. Access Driveways

The application details that only two crossovers are proposed. Provide an amended site plan demonstrating crossover location and internal access driveway alignment. Detail whether fences are to be moved or retained and nominate gates if proposed as part of this exercise and nominate them on the site plan.

Due Date

The due date for providing the requested information is 17 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. Please quote Council's application number: MCUC 2022_4832/1 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this, please contact Daniel Lamond on telephone 07 4099 9444.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning