

19 October 2023

Enquiries: Rebecca Taranto
Our Ref: MCUC 2022_5127/2(Doc ID:1190019)

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Dear Sir/Madam

FURTHER ISSUES LETTER
Material Change of Use-Minor Change (Dwelling house)
34 Murphy Street PORT DOUGLAS

Council refers to your Minor Change Application that was received on 22/09/2023.

Council wishes to advise that the assessment of your development application has identified some issues that require attention.

1. Retaining Wall

The application requests permit to construct a 5513mm retaining wall on the eastern side boundary. The supporting drawings do not provide elevations or design details for the subject retaining wall. In addition, concerns are raised that the proposed retaining wall does not meet with following requirements of the Filling and Excavation code;

AO1.5 No crest of any cut or toe of any fill, or any part of any retaining wall structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained; and

AO2.2 Filling and Excavation does not occur within 2 metres of the site boundary; and

PO3 Filling and Excavation does not result in a change to the run-off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.

To facilitate assessment of the application, please address the above-mentioned code requirements, and provide detailed drawings for the proposed retaining wall. The drawings should show;

- a. The specific means of supporting or retaining to be used and where relevant a geotechnical design detail;

- b. Elevations and sections for the retaining structure; and
- c. Proposed drainage solutions.

2. Pool setback

Please provide the setback distance from the outermost projection of the pool to the eastern side boundary.

3. Bin/services and entry gate structure

Please provide elevations for the bin/service and entry gate structure at the south - western boundary.

Other

Please quote Council's application number MCUC 2022 5127/2 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Rebecca Taranto on telephone 07 4099 9444.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning
