

9 November 2022

**Enquiries:** Rebecca Taranto  
**Our Ref:** MCUC 2022\_5127/1 (Doc ID:1121398)  
**Your Ref:**

Administration Office  
64 - 66 Front St Mossman  
P 07 4099 9444  
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Vermilion 21 Pty Ltd (Tte)  
C/- Daniel Favier (Aspire Town Planning)  
PO Box 1040  
MOSSMAN QLD 4873

**Email:** [admin@aspireqld.com](mailto: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 18 October 2022.

**Applicant Details**

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**Name:** Vermilion 21 Pty Ltd (Tte)  
**Postal Address:** C/- Daniel Favier (Aspire Town Planning)  
PO Box 1040  
Mossman Qld 4873  
**Email:** [admin@aspireqld.com](mailto:admin@aspireqld.com)

**Property Details**

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**Street Address:** 34 Murphy Street Port Douglas  
**Real Property Description:** Lot 126 on SP144708  
**Local Government Area:** Douglas Shire Council

**Application Details**

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**Application Number:** MCUC 2022\_5127/1  
**Approval Sought:** Development Permit  
**Nature of Development Proposed:** Material Change of Use for a Dwelling house.  
**Description of the Development Proposed:** Material Change of Use for a Dwelling house.

## **Additional Information Requested**

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

### **1. Site Plan**

Provide a site plan that shows:

- a. The location of the sewer pipe within Easement A and the setback distance (to the building eave and separately to the building footing) of the proposed Dwelling House from the sewer pipe;
- b. The proposed connection to Council's reticulated water and sewer infrastructure, and any required infrastructure to achieve sufficient water pressure; and
- c. The 6m setback distance to the all property boundaries.

### **2. Stormwater Drainage Plan**

Provide a site-specific stormwater drainage plan that demonstrates that post development stormwater received by the site and how this is directed to a lawful point of discharge without creating an unacceptable risk internally and externally to the site. The assessment should also consider upstream catchment and flows, and the impact of the development on the adjacent slope stabilisation works on Murphy Street and the receiving stormwater pit located to the south- east of the allotment.

Where there is an impact on flows to the Adjacent Murphy Street stabilisation work, then provide a report, undertaken by a suitably qualified and experienced geotechnical Engineer (RPEQ) and must be in accordance with the AGS Guidelines, regarding these impacts.

### **3. Site Stability**

The geotechnical report for this land dated 2013 prepared by Golder Associates identifies stability issues. Advise where and how the proposed structural elements of the new development address these instability issues and achieve a low or very low risk of instability in accordance with AGS guidelines. Assessment must also include the batter below the driveway in the Murphy Street reserve.

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.

### **4. Retaining Walls**

Provide details for each retaining structure which is sited adjacent and parallel to the site boundaries. These details must include:

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

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

## 5. Landscape Plan

Submit a Landscaping Plan and visual elevations of the landscaping external from the site. The species of plants selected for landscaping should provide screening qualities and have regard to the stability of the site and surrounding properties. Provide combined advice from a Geotechnical Engineer and Landscape Architect confirming the suitability of the proposed landscaping.

## 6. Access Driveway

Confirm the geotechnical stability of the existing driveway access from the sealed road pavement of Murphy Street to the garage. Provide a plan that demonstrates swept path movements for vehicles exiting the garage ensuring vehicle movements are contained within the lot. The plan should also show elevations at the top of the driveway can continue to provide access to Lot 131 on PTD2094.

## 7. External Finishes

Provide a plan for external finishes and colours for all buildings and structure. Please note the Environmental Zone code seeks non-reflective finishes and colours that blend with the natural colours of the surrounding environment.

### Due Date

The due date for providing the requested information is **9 February 2023** 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\_5127/1 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**