

5 December 2023

Enquiries: Rebecca Taranto
Our Ref: MCUC 2022_5127/2(Doc ID:1200218)
Your Ref:

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

D M Smith & G Smith
C/- Daniel Favier (Aspire Town Planning)
PO Box 1040
MOSSMAN QLD 4873

Email: admin@aspireqld.com

Dear Sir/Madam

SECOND 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.

The application seeks permit for the following changes to Decision Notice MCUC 2022_5127/1;

- (a) Addition of a bin/services and entry gate to be built to the boundary with a height of 3728mm;
- (b) An increase in the size of the garage to incorporate a laundry and hanging area;
- (c) Addition of a bedroom on the ground floor and enclosing the access verandah;
- (d) Relocating the pool to the side of the house to be setback 0.894mm from the eastern side boundary;
- (e) Construction of a 5514mm long retaining wall with a height ranging from 800mm to 2200mm to be constructed on the eastern side boundary;
- (f) Addition of a store and powder room which decreases the setback from the outermost projection of the roof from 1060mm to 756mm.

A Further Issues letter was issued on 19 October 2023 (Doc ID:1190019), to which a response was received on 30 November 2023 (Doc id; 1200173). Council wishes to advise that the assessment of your application has identified matters of non-compliance with the Planning Scheme, particularly matters relating to height, bulk and siting of the dwelling, structures and retaining walls. Concerns are also raised with the relationship between the entry gate structure to the balance of the development. As a result of the issues of non-compliance, the Minor Change application in its current form is unlikely to be supported by Council.

Considering the above, it is advised that you amend the plans to reflect the requirements of the Planning Scheme, and address the concerns raised in this letter and the Further Issues letter dated 19 October 2023. Council is also open to a technical meeting to discuss the above matters.

Should you choose not to amend the plans, Council will continue with assessment of the application.

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

A handwritten signature in black ink, appearing to read 'P. Hoyer', with a small dot at the end.

For
Paul Hoyer
Manager Environment & Planning
