

6 January 2023

**Enquiries:** Daniel Lamond  
**Our Ref:** MCUC 2022\_5219/1 (1132271)  
**Your Ref:**

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

M J Paxman  
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 properly made on 5 January 2023.

**Applicant Details**

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**Name:** M J Paxman  
**Postal Address:** C/- Daniel Favier (Aspire Town Planning)  
PO Box 1040  
MOSSMAN QLD 4873  
**Email:** admin@aspireqld.com

**Property Details**

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**Street Address:** 6 Dean Road BAMBOO  
**Real Property Description:** LOT: 3 RP: 910264  
**Local Government Area:** Douglas Shire Council

**Application Details**

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**Application Number:** MCUC 2022\_5219/1  
**Approval Sought:** Development Permit  
**Nature of Development Proposed:** MCU - Material Change of Use  
**Description of the Development Proposed:** Material Change of Use (Dwelling house)

## Additional Information Requested

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

### Proposal Plans

1. The floor plan known as drawing number D03 prepared by Lawson Design dated 15 November 2022 details the proposed building as a shed. Class 10 structures are not habitable. Provide an updated set of plans nominating a dwelling floor plan for a habitable building.
2. The floor plan known as drawing number D03 prepared by Lawson Design dated 15 November 2022 details an 'outdoor area.' The planning report references a 'car port' for vehicle parking. Provide an updated set of plans demonstrating and clarifying what this section of building is to be used for.

### Vehicle Manoeuvring

3. The site survey and proposal plans for earthworks do not clearly demonstrate what cut and fill exercise is required to provide safe vehicle manoeuvring on site. Demonstrate how a vehicle can turn around and exit the site in a forward gear. It is noted that the driveway is sited on a ridge line with minimal existing site works.

### On-site Effluent Disposal

4. It is noted that the site is constrained by slope and vegetation cover. Provide a soil test and on-site effluent disposal design report detailing the size and location of the system to be installed. Provide the system layout over the site survey on a plan.

## Due Date

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The due date for providing the requested information is 8 April 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\_5219/1 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**