

25 January 2023

**Enquiries:** Jenny Elphinstone  
**Our Ref:** MCUC 2023\_5233/1 (Doc ID:1135070)  
**Your Ref:** PR151976

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PO Box 1949  
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**Email:** [Patrick.clifton@rpsgroup.com.au](mailto:Patrick.clifton@rpsgroup.com.au)

Attention Mr Patrick Clifton

Dear Sir

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

Council refers to your development application that was received on 12 January 2023.

An initial review of application MCUC 2022\_5127/1 has a raised concern that the proposed setbacks do not provide adequate space to facilitate deep plantings to minimise the visibility of the development from the site and to enhance the vegetated appearance of Flagstaff Hill. The Planning Scheme requires that landscaping within Sub precinct 1f- Flagstaff Hill of the Port Douglas / Craiglie Local Plan, contributes to and enhances the vegetated backdrop desired for Flagstaff Hill.

As a response to the tropical climate, the Planning Scheme advocates building design that incorporates elements such as pitched roofs and wide eaves, which also act to reduce the bulk of buildings. The proposed building design lacks these attributes, and the building bulk is accentuated particularly within the setback areas. Furthermore, although the aluminium battens provide some sun protection to the building, the treatment does not deliver rain protection to the windows, nor does it facilitate the circulation of air through the buildings.

Council strongly recommends that the above concerns be addressed in the design of the proposed development.

**Applicant Details**

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**Name:** Sam Haberle  
**Postal Address:** C/- RPS AAP Consulting Pty Ltd  
PO Box 1949  
Cairns Qld 4870  
Attention: Patrick Clifton  
**Email:** [Patrick.clifton@rpsgroup.com.au](mailto:Patrick.clifton@rpsgroup.com.au)

## Property Details

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Street Address: 25 Murphy Street, Port Douglas  
Real Property Description: Lot 112 on PTD2091  
Local Government Area: Douglas Shire Council

## Application Details

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Application Number: MCUC 2023\_5233/1  
Approval Sought: Development Permit  
Nature of Development Proposed: Material Change of Use for three Multiple dwellings.  
Description of the Development Proposed: Material Change of Use for three Multiple dwellings.

## Additional Information Requested

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

### Site Plans

1. Please provide the plans and details that demonstrate;
  - a. Connection to Council's reticulated water and sewer infrastructure;
  - b. Location of proposed onsite refuse bin storage;
  - c. How post development stormwater received by the site will be conveyed to the existing stormwater pit located within Easement C on Lot 112 on PTD209125; and
  - d. The proposed kerb, channel, extension of sealed road pavement, and any changes to vegetation in the road; and
  - e. How the proposed development will connect with the existing kerb and channel, and storm water will be conveyed from Murphy Street to the stormwater pit located within the road reserve in front of Lot 113 on PTD2091 together with the impact of stormwater beyond this point.

### Survey Plans of the Site

2. Please provide the following land surveys pre and post development for;
  - a. The whole of the site, including neighbouring allotments and the adjacent road; and
  - b. Areas of the site nominated for cut and fill.

The drawings should clearly detail existing proposed ground levels and proposed heights for building/s, fences, pools, supporting and retaining structures, and the driveway.

## **Driveway**

3. Please provide the following details for the driveway;
  - a. Longitudinal survey and sections of the proposed driveway, including levels of the existing stormwater drainage pit within the proposed driveway, the existing and proposed road pavement;
  - b. Retaining walls must be identified and detailed; and
  - c. Identify how two vehicles pass one another on the internal driveway, particularly at the driveway entrance.
  - d. Provide swept path ingress and egress diagrams for each individual garage.

## **Geotechnical Reporting**

4. Please provide a site-specific geotechnical assessment of the site pre-development and post development to determine the local and regional stability of the allotment, adjacent properties and existing structures adjacent the site.

At a minimum, supporting information to be provided in the report must include slope stability modelling to demonstrate that the site can be developed as proposed without creating an unacceptable risk internally and externally to the site.

The analysis must also demonstrate stability for any temporary batters/walls and throughout the stages of the construction of the site. That is, if the retaining walls are supported by the future building structural elements, the analysis must confirm stability after site earthworks but prior to the building being completed.

The report must be undertaken by a suitably qualified and experienced geotechnical engineer (RPEQ) and must be in accordance with the AGS Guidelines. The design must demonstrate that geotechnical risks during and post development remain in the low or very low risk categories for the site and adjacent properties.

The report is to also provide detail and comment on the impact and requirements to stabilise the development should the land be cut, and the development not progress.

## **Visual Amenity**

5. Please provide an amended landscaping plan that incorporates boundary plantings that provide dense screening of the buildings from viewpoints external from the site. Consideration should be given to the plantings within, or adjacent to the drainage easement at the south of the allotment. The plans should include visual elevations at the commencement of the use; after 5 years of growth; and after 10 years of growth.

## **Due Date**

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The due date for providing the requested information is 26 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.

**Other**

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Please quote Council's application number: MCUC 2023\_5233/1 in all subsequent correspondence relating to this development application.

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

Yours faithfully

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

**For**  
**Paul Hoye**  
**Manager Environment & Planning**