

2 May 2023

Enquiries: Rebecca Taranto
Our Ref: MCUC 2023_5336/1 (Doc ID:1151554)
Your Ref:

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

A B Hall
C/- RPS AAP Consulting Pty Ltd
PO Box 1949
CAIRNS QLD 4870

Email: cairnsreception@rpsgroup.com.au

Dear Sir/Madam

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

Council refers to your development application that was received on 04/04/2023.

Applicant Details

Name: A B Hall
Postal Address: C/- RPS AAP Consulting Pty Ltd
PO Box 1949
CAIRNS QLD 4870
Email: cairnsreception@rpsgroup.com.au

Property Details

Street Address: 21 Murphy Street PORT DOUGLAS
Real Property Description: Lot 110 on PTD2091
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUC 2023_5336/1
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

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

Site Plans

1. Please provide site plans and details that demonstrate;
 - a. Proposed works within the road reserve, including extension of the sealed road pavement, kerb and channel and any changes to the vegetation in the road reserve;
 - b. Connection to Council's reticulated water. Should Council's water meter require relocation, please provide drawings identifying the new location;
 - c. Clarify design details of the proposed delivery storage and seating adjacent to the Murphy Street road boundary; and
 - d. Provide a section drawing showing the 8.5metre building line for the development.

Stormwater Drainage

2. Council requires that stormwater from the road is conveyed to a lawful point of discharge. Please provide drawings that show how stormwater from the road will be conveyed to the stormwater pit located within the road reserve in front of Lot 0 on SP227598.

Access to Easement

3. Please provide evidence of an agreement that permits discharge of stormwater from the subject premises into drainage Easement D on SP227593.

Retaining Walls

4. Provide details for each retaining structure which is sited adjacent and parallel to the site boundaries. Details must include;
 - a. The specific means of supporting or retaining to be used and where relevant geotechnical design detail;
 - b. Elevations and sections for each retaining structure, including the proposed timber screening fence;
 - c. Where relevant, provide structural design for the raised stack rock structure against the retaining wall; and
 - d. Ground levels for the premises adjoining the side and rear boundaries.

Building over Sewer

5. Provide plans and sections showing how the proposed retaining wall on the north-western side boundary complies with the requirements of the QDC MP 1.4. with respect to the location of the sewer.

- a. Drawings should show, building elements in relation to the sewer infrastructure, invert levels of the infrastructure, zone of influence, horizontal and vertical clearances; and
- b. Drawings must be certified by a RPEQ structural engineer.

Plan of Earthworks

6. Please provide a Plan of Earthworks that shows the areas of the site nominated for cut and fill and volume of any cut or fill.

Access Driveway

7. Provide a longitudinal survey and sections of the driveway that demonstrates that the driveway complies with access gradients in accordance with AS2890 and that vehicles exiting the garage can do so in a safe manner.

Landscaping

8. Provide a Landscape Plan that nominates the species and location of trees to be retained and proposed species to be used in plantings. The Landscape Plan should have regards to the Planning Scheme Policy no.7 Landscaping.

Due Date

The due date for providing the requested information is 20 July 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 2023_5336/1 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