

28 August 2023

Enquiries: Neil Beck
Our Ref: MCUC 2023_5501/1 (1179350)
Your Ref: 2023-01-36

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
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V I Donovan
21 Sand Street
PORT DOUGLAS QLD 4877

Email: admin@aspireqld.com

Dear Dan

CONFIRMATION NOTICE & INFORMATION REQUEST

Council refers to the development application lodged with the Douglas Shire Council. This notice confirms that the following development application was properly made on 17 August 2023 pursuant to section 51(5) of the *Planning Act 2016*.

Applicant Details

Name: V I Donovan
Postal Address: 21 Sand Street
PORT DOUGLAS QLD 4877
Email: admin@aspireqld.com or ginni.d@bigpond.com

Property Details

Street Address: 21 Sand Street PORT DOUGLAS
Real Property Description: LOT: 14 TYP: PTD PLN: 20934
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUC2023_5501/1
Approval Sought: Development Permit
Nature of Development Proposed: MCU - Material Change of Use
Description of the Development Proposed: Material Change of Use (Dual occupancy)

Public Notification Details

The application is not required to be publicly notified.

Referral Details

The Application does not require referral to any referral agencies.

Information request

The following information is required to complete an assessment of the application:

1. Undertake a local drainage investigation to demonstrate that the development of site does not have an adverse drainage impact on surrounding properties. In addition, it is requested that the plans detail finished levels for the site and floor levels and existing ground levels;
2. The singles access for both dwellings is noted. Further information is required to show how this access is to operate when vehicles seek to enter and leave the property at the same time. No opportunity for queuing or passing is provided within the site;
3. With regard to building setbacks, the comment regarding an ability to place Class 10 buildings on boundaries in noted. However this length is limited to a cumulative length of 9m under the Queensland Development Code. It is requested to revisit the design to determine if a setback for the garage adjacent the northern boundary can be provided. The plans nominate a driveway width of 9.1m which appears ample to provided vehicle access.

Please quote Council's application number: MCUC 2023_5501 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning