

29 May 2024

Enquiries: Daniel Lamond
Our Ref: MCUC 2023_5347/1(1229734)
Your Ref: AU008864

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

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

Email: cairnsreception@rpsgroup.com.au

Dear Sir

FURTHER ISSUES LETTER
Reconfiguring a Lot (One lot into three lots)
17-21 Dickson Street CRAIGLIE

Council refers to your development application and that was received on 20 April 2023.

An information request response was received on 21 May 2024.

Council wishes to advise that the assessment of your development application has identified outstanding issues.

Please note, the information provided to Council to date is inadequate and does not enable the assessment of the application to be completed to a sufficient level of certainty to facilitate the drafting of conditions for a Decision Notice for a Development Permit. The following matters remain outstanding and are listed as follows.

Dickson Street Design

The 'Proposed Subdivision Concept Development Plan', Drawing number 265-001-SK01 prepared by Civil Walker includes a numbers unsatisfactory design outcomes.

1. The drain at the northern side of Dickson Street needs to be realigned to become straight. The realignment needs to be consistent with the pipe location on RECS Consulting Engineers drawing 23-2024-C01.
2. The section of pavement between the proposed pavement and the existing pavement on Dickson Street needs to be implemented as part of this development approval. Council will not accept a proposal which leaves a gravel section of road between two sealed sections.
3. The downside edge of the crossfall for the bitumen requires kerb and channel and formalised discharge into the large road drain.
4. Provide details of bitumen edge protection at the end and crown of the road where the bitumen finishes.
5. Nominate a gravel turnaround at the end of Dickson Street outside the frontage of proposed Lot 3.

Please make the above changes and reflect them on an updated concept plan

Further Discussions and Information

Given the extent and nature of the issues at hand, Council is open to a technical meeting to discuss the matters at a level to enable a clear understanding that the development is capable of achieving the desired outcomes and can be conditioned. Please advise if you seek such a meeting.

Please note, Council can consider issuing a Preliminary Approval with requirements to address these outstanding matters. If so issued, the applicant can seek a Development Permit through a request for a negotiated decision provided the outstanding matters are suitably addressed.

Other

Please quote Council's application number ROL 2023 5347/1 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
