

18 January 2022

**Enquiries:** Jenny Elphinstone  
**Our Ref:** ROL 2022\_4580/1 (Doc ID 1061405)  
**Your Ref:** PR151392-2

Administration Office  
64 - 66 Front St Mossman  
P 07 4099 9444  
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Maurice & Muriel McKay  
C/- RPS Australia East Pty Ltd  
PO Box 1949  
CAIRNS QLD 4870

**Email:** [Patrick.Clifton@rpsgroup.com.au](mailto:Patrick.Clifton@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 17 January 2021.

**Applicant Details**

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**Name:** Maurice & Muriel McKay  
**Postal Address:** C/- RPS Australia East Pty Ltd  
PO Box 1949  
Cairns Qld 4870  
**Email:** [Patrick.Clifton@rpsgroup.com.au](mailto:Patrick.Clifton@rpsgroup.com.au)

**Property Details**

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**Street Address:** 16-20 Oleander Drive Wonga Beach  
**Real Property Description:** Lot 146 on RP740808  
**Local Government Area:** Douglas Shire Council

**Application Details**

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**Application Number:** ROL 2022\_4580/1  
**Approval Sought:** Development Permit  
**Nature of Development Proposed:** Reconfiguring a Lot - One lot into three lots.  
**Description of the Development Proposed:** Reconfiguring a Lot - One lot into three lots.

## **Additional Information Requested**

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

### **Extent of Existing Development**

The planning report indicates the site is vacant. However, a Class 10a shed with associated onsite wastewater treatment infrastructure, effluent disposal area, an electricity connection and a water connection have recently been developed on the land. These works appear to be constructed under lawful approvals. Concern is raised with the position of works in association with the intended lot boundaries. In particular, concern is raised with the siting of the onsite waste disposal area.

1. Please provide a lot layout plan that also includes the location of the above developments and infrastructure.

### **Storm Tide Inundation Study**

The land is mapped as being affected by Flood and Storm tide inundation hazards. It is noted that planning report utilises Council's recent Storm Tide Inundation Methodologies Study Report findings regarding the 1% AEP event. Please note the Study has a nominated Freeboard and the Storm Tide Property reporting tool notes this in determining required Finished Floor Heights. Considering the freeboard for pad levels a level of 3.3769m AHD would be required and the Finished Floor Height is nominated for the land as 3.6019m AHD.

Council's utilises the State Government Lidar mapping and this indicates the site has a range of levels from above 3.5m AHD towards the rear of the site that slopes down to some 3m AHD at the front property boundary. Council is willing to consider a very low impact requirement for storm tide consideration, i.e., leaving this to the future development on the land, where some certainty can be provided for the current levels.

2. Please provide a survey plan with nomination of ground levels as at metres AHD.

### **Due Date**

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The due date for providing the requested information is 18 April 2022 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: ROL 2022\_4580/1 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 be 'P. Hoyer', written in a cursive style.

**For**  
**Paul Hoyer**  
**Manager Environment & Planning**