

17 January 2023

Enquiries: Jenny Elphinstone
Our Ref: ROL 2023_5228/1 (Doc ID 1133962)
Your Ref: 22019

Administration Office
64 - 66 Front St Mossman
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Paul Bass
C/ Scope Town Planning
38 Kowa Street
MAREEBA QLD 4880

Email: jburns@scopetownplanning.com.au

Attention Mr Johnathan Burns

Dear Sir

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

Council refers to your development application that was received on 9 January 2023.

Applicant Details

Name: Paul Bass
Postal Address: Johnathan Burns (Scope Town Planning)
38 Kowa St
Mareeba Qld 4880
Email: jburns@scopetownplanning.com.au

Property Details

Street Address: 348 Port Douglas Road Port Douglas
Real Property Description: Lot 2 on RP734535
Local Government Area: Douglas Shire Council

Application Details

Application Number: ROL 2023_5228/1
Approval Sought: Development Permit
Nature of Development Proposed: Reconfiguring a Lot (One lot into two lots)
Description of the Development Proposed: Reconfiguring a Lot (One lot into two lots) after the demolition of the existing two flats.

Additional Information Requested

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

Clarification of new Lot size & Site Plan

1. The accompanying Planning report states the new lot sizes are 427m² and 450m² which is contrary to the site plan detailing the areas to be 433m² and 440m². Please clarify the correct areas. Please advise of the sheet size to achieve the 1:100 scale or amend the layout for production on an A3 size paper.
2. Please provide detail of minimum setback requirements under MP1.1 (for lots less than 450m² site area) rather than for MP1.2.

On-street Design

3. The submitted site plan nominates a new, additional driveway access. Please provide a layout design of the on-street area for the extent of area from the property boundary to the eastern edge of the paved carriageway for Port Douglas Road. That is, include the whole width of the side road in front of the site. Nominate work required including the location of existing parking spaces that need to be removed and the extent of any replacement or other work to achieve compliance with the FNQROC Regional Development Manual. The design for the on-street work will need to be RPEQ Certified.

Sewer Access

4. Please provide advice and location for the connection of the additional lot to Council's sewer. Where this is over other land, provide advice of the proposed easement agreement from the neighbouring property owner.

Extent of clearing and demolition

5. Please provide advice as to the extent of demolition and removal proposed (e.g., fencing building and vegetation).

Due Date

The due date for providing the requested information is 17 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

Please quote Council's application number: ROL 2023_5228/1 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. Hoye', with a small dot at the end.

For
Paul Hoye
Manager Environment & Planning