

24 February 2023

Enquiries: Daniel Lamond
Our Ref: ROL 2023_5271/1 (1140621)
Your Ref: 22-12/001226

Administration Office
64 - 66 Front St Mossman
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Northern Palms Pty Ltd
C/- Planning Plus
PO Box 399
REDLYNCH QLD 4870

Email: evan@planningplusqld.com.au

Dear Sir/Madam

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

Council refers to your development application that was properly made on 20 February 2023.

Applicant Details

Name: Northern Palms Pty Ltd
Postal Address: C/- Planning Plus
PO Box 399
REDLYNCH QLD 4870
Email: evan@planningplusqld.com.au

Property Details

Street Address: 501-505 Old Port Road CRAIGLIE
Real Property Description: LOT: 303 TYP: C PLN: 2251
Local Government Area: Douglas Shire Council

Application Details

Application Number: ROL 2023_5271/1
Approval Sought: Development Permit
Nature of Development Proposed: ROL - Reconfiguring a Lot
Description of the Development Proposed: Reconfiguring a Lot (1 into 6 lots plus common property)

Additional Information Requested

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

Allotment Size

1. The proposal includes three lots which are in the order of 450 square metres. The minimum lot size for the Low-density residential zone is 600 square metres as an acceptable solution. Demonstrate how the proposed layout can be re-designed to comply with the Low-density residential zone code.

Drainage Study

2. Council notes that the site drains to Old Port Road. Demonstrate how the proposed allotments can achieve a lawful point of discharge. Undertake a local drainage study on the subject land to determine drainage impacts on the land and the downstream properties and the mitigation measures required to minimise impacts and achieve a lawful point of discharge for the new lots. In particular, the study must address the following:
 - a. The contributing catchment boundaries, including non-concentrated flows from surrounding properties;
 - b. Identify any requirement for drainage easements;
 - c. Identify low paths and general lot drainage direction to ensure all proposed lots (including the existing house lot) are provided a lawful point of discharge;
 - d. Provide a certified drainage plan detailing finished site levels and demonstrating how this is to be achieved with the existing house being retained.
 - e. Confirm whether the house is to be retained or whether it cannot be retained should filling be required for the surrounding lots.

Common Property Access Width

3. The paved access driveway must be 5500mm in width and the internal verge must be of a size appropriate to cater for services required to service the three rear allotments. Provide an updated site plan which demonstrates an adequate common property access leg locating water, sewer, drainage and any other service available and necessary at the site.

Access to Services

4. Demonstrate how each proposed allotment will be serviced by water and sewer connections and provide a plan detailing any augmentation of sewer, water road crossings and water connections.

Due Date

The due date for providing the requested information is 24 May 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: ROL 2023_5271/1 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

A handwritten signature in black ink, appearing to read 'P. Hoyer', with a small dot at the end.

For
Paul Hoyer
Manager Environment & Planning