

22 June 2023

Enquiries: Jenny Elphinstone
Our Ref: ROL 2023_5442/1 (Doc ID 1165806)
Your Ref: AU010304

Administration Office
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Tariq Hussain
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PO Box 1949
CAIRNS QLD 4870

Email: patrick.clifton@rpsgroup.com.au ;
stacey.devaney@rpsgroup.com.au

Attention Mr Patrick Clifton

Dear Sir

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

Council refers to your development application that was received on 19 June 2023.

Applicant Details

Name: Tariq Hussain
Postal Address: C/- RPS AAP Consulting Pty Ltd
PO Box 1949
Cairns Qld 4870
Email: patrick.clifton@rpsgroup.com.au
stacey.devaney@rpsgroup.com.au

Property Details

Street Address: 133 Davidson Street Port Douglas
Real Property Description: Lot 3 on RP728667
Local Government Area: Douglas Shire Council

Application Details

Application Number: ROL 2023_5442/1
Approval Sought: Development Permit

Nature of Development Proposed: Reconfiguring a Lot (One lot into two lots) and Reconfiguring a Lot (Access easement to a road).

Description of the Development Proposed: Reconfiguring a Lot (One lot into two lots) and Reconfiguring a Lot (Access easement to a road).

Additional Information Requested

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

Location and turning capabilities for car parking

The report states that each lot can accommodate two car spaces.

1. Please provide a scaled site plan detailing the floor plan of each unit, the two car parking spaces for each unit, the turning area to enable each car space to be able to enter and egress from the site in a forward gear and the driveway area.

New water and sewer service connections

The Scheme requires a separate water and sewer connection for each new lot. In respect to these matters the report advises,

“Able to comply with AO3.1 The development would be able to provide separate connections to each lot and dwelling.

Able to comply with AO4.1 The development would be able to provide separate connections for each dwelling and lot to the Councils sewerage system.”

Currently the units share a connections and infrastructure for connection to Council’s water supply and sewer services. These connections appear to be at the rear of the units and will be encumber each lot.

2. Please provide a plan detailing the proposed new connections (including connection points), service infrastructure and the location and extent of easement area to encumber each new lot.

Due Date

The due date for providing the requested information is 22 September 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_5442/1 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 read 'P. Hoyer', with a small dot at the end.

For
Paul Hoyer
Manager Environment & Planning