

Our Reference: 637-001-001L (amd)

20 April 2015



PROJECT MANAGEMENT | ENGINEERING | PLANNING

The CEO
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Dear Sir/Madam

**RE: APPLICATION FOR MATERIAL CHANGE OF USE FOR P. WREN, CAPTAIN COOK HIGHWAY,
MOWBRAY – COUNCIL REFERENCE 40.2015.777.1**

Enclosed is an application and supporting information for an application for material change of use for land described as Lot 47 on RP749351 situated on the Captain Cook Highway at Mowbray.

The applicant commenced to use the land some time ago and was unaware a development approval was necessary. After discussions with Council he commissioned our firm to investigate the prospects of obtaining a development approval and a number of discussions were undertaken with Council officers. As a consequence of these discussions, it was determined that there was a reasonable prospect that an application would be approved. Mr Wren commissioned Projex Partners to prepare and manage the development application including provision of the supporting planning report. The forms, report and other relevant documentation are enclosed with this letter along with the fee as advised of \$5,160.

The proposed use is technically defined as Industry but is not particularly industrial in nature. It involves the accumulation of vegetation, the conversion of that vegetation into mulch, the blending of mulch and other materials to make landscaping and erosion control material, ground covers, potting mixes, garden soils and the like. The use also includes the storage of source material, periodic mulching of vegetation, the storage of product and its delivery to end users.

The activities will all take place within a defined Designated Development Area as shown on the site plan in the Planning Report.

The application has merit and complies with the relevant provisions of the town planning scheme.

Council is requested to approve the application subject to reasonable conditions.

Before the application is presented to Council, it is requested that a meeting be held with the assessing officer to deal with any planning issues that have arisen and negotiate relevant parts of the recommendation.

I look forward to Council's favourable determination.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Peter Robinson', is written over a large, light blue stylized map of Queensland.

PETER ROBINSON
Senior Planner
Encl

SUNSHINE COAST
Level 2, 9 Capital Place,
Lake Kawana Business Village, Birtinya, QLD 4575
PO Box 1415, Buddina, QLD 4575
t: (07) 5493 3649
e: suncoast@projexpartners.com.au

CAIRNS
228 Draper Street,
Parramatta Park, QLD 4870
PO Box 2133, Cairns, QLD 4870
t: (07) 4041 5118
e: cairns@projexpartners.com.au

MACKAY
5 Peel Street,
Mackay, QLD 4740
PO Box 11011, Mackay QLD 4740
t: (07) 4957 4988
e: mackay@projexpartners.com.au