

**YOUR REF:**

**OUR REF:** MCUI 4077/2006 (461843)

3 August 2015

TFA Project Group  
PO Box 301  
**ALBION QLD 4010**

Attention: John Rowell - Principal Town Planner

Dear Sir

**PERMISSIBLE CHANGE & EXTENSION TO THE RELEVANT PERIOD –  
SERVICE STATION AT 5946 DAVIDSON STREET, CRAIGLIE**

Reference is made to your letter dated 20 July 2015. It is noted that the proposed changes to the development will result in a reduced scale of development and removes the fast food component that was previously part of the overall development. However, the following aspects regarding the changed development require for consideration and/or clarification:

- 1) Proposed site layout plan 15017-03 Rev C shows an 8.0 metre high pylon in the south western corner of the site. While Council encourages signage to be addressed in association with applications for material change of use, rather than as separate operational works applications downstream, Council has no details relating to the appearance of the proposed pylon sign to assess as part of this request for permissible change application. Please supply these details, or alternatively, remove references to the sign from all plans.
- 2) Proposed site section plan 15017-06 Rev C Section B, shows a retaining block wall underneath the proposed suspended slab. It is not clear whether this is an error in the section's perspective, or whether this will impede stormwater flow under the slab. Please clarify and/or amend the cross-section plan.
- 3) Given the reduced scale of development on the land, has consideration been given to adjusting the arrangement or orientation of the buildings on site to further reduce the extent of suspended slab that is established over the adjoining waterway corridor?
- 4) While the proposed access arrangement appears to follow the requirements of the Department of Main Roads in terms of ingress and egress, it is noted that there will be a substantial loss of vegetation along the frontage of the site to achieve such access arrangements.

Confirm details of the total loss of vegetation taking into account the proposed access arrangements, including loss of vegetation to take into account adequate sight-lines.

Given this part of Craiglie is an important gateway into Port Douglas as a premium tourism destination of international renown, has the opportunity to lessen the impact of vegetation loss in the adjoining road reserve been considered?

Should you require any further information or assistance, please contact Neil Beck of Development and Environment on telephone number 07 4099 9451.

Yours faithfully

Donna Graham  
Manager Development & Environment