

**YOUR REF:** 199ASH  
**OUR REF:** MCUC 70/2014 (417137))

4 March 2014

Austart Homes Pty Ltd  
C/- PO Box 831  
**PORT DOUGLAS QLD 4877**

Dear Sir/Madam

**INFORMATION REQUEST FOR  
MATERIAL CHANGE OF USE – HOUSE  
27 OAK STREET, OAK BEACH**

After a preliminary examination of the above application, the following information is required in order to complete an assessment of the proposal:

1. The Wind-'C2' Contour Plan Sheet Number 1 of 12 submitted with the application shows several large trees that are within the footprint of the proposed House, and which will be required to be removed to allow construction of the House. Please provide a statement about how the proposed vegetation removal addresses the Vegetation Management Code of the 2008 Douglas Shire Planning Scheme.
2. The proposed Advanced Secondary Treatment System is to be located two (2) metres from the boundary of the adjoining land, Lot 5 on O9511. Please demonstrate that the system will not be located in close proximity to any bore on the adjoining land.
3. The Wind-'C2' Setout Plan Sheet Number 11 of 12 shows the garage of the House is to be located 4.5 metres from the front boundary of the land. This setback does not comply with the Performance Criteria of the Residential 1 Planning Area Code which requires the setback from road frontage for a House to comply with the Queensland Development Code requirement of six (6) metres. A request for a siting dispensation should be submitted to Council as part of the application.

If required, Council is willing to convene a meeting to discuss the above information request.

As an applicant, your responsibilities in regard to the information request are outlined in section 278 of the *Sustainable Planning Act 2009*, which is attached for your information.

Should you require any further information or assistance, please contact Susanna Andrews of Council's Development and Environment Branch on telephone number (07) 4099 9456.

Yours faithfully

Donna Graham  
Manager Development & Environment

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