

**OUR REF:** MCUC 594/2014 (436721)

22 December 2014

Mr Paul Voerman  
PO Box 1308  
MOSSMAN QLD 4873

Dear Sir

**INFORMATION REQUEST FOR  
MATERIAL CHANGE OF USE – SERVICE INDUSTRY (200 m<sup>2</sup>)  
42-44 BEOR STREET, CRAIGLIE**

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

1. Demonstrate how the proposed Service Industry will comply with Performance Criteria P28 of the Port Douglas and Environs Locality Code which requires that the development supports the tourist and marine activities of Port Douglas. Written evidence such as letters of support may be provided.
2. Provide swept path diagrams to demonstrate how a single unit truck can ingress and egress the Site in a forward gear to show compliance with Acceptable Solution A5.2 of the Industry Planning Area Code.
3. Provide an amended Landscaping and Parking Plan illustrating the location of loading and unloading areas for delivery / pick up vehicles.
4. Provide information regarding the width of the access driveway / crossover.
5. Performance Criteria P6 of the Industry Planning Area Code requires that *industrial sites are landscaped to enhance the amenity of industrial areas and provide a pleasant working environment*. More particularly, Acceptable Solution A6.1 requires that *a minimum of 20 per cent of the area of the Site is landscaped*, which equates to an area of approximately 199 m<sup>2</sup> for the Site. Landscaping shown on the Landscaping and Parking Plan shows a landscaped area estimated to be 22 m<sup>2</sup>.

Please provide justification as to why the proposed landscaping is not able to comply with Acceptable Solution A6.1, and provide the dimensions of the proposed landscaped areas.

6. Acceptable Solution A6.4 of the Industrial Planning Area Code states that *areas used for loading and unloading, storage, utilities and car parking are screened from public view by a combination of Landscaping and screen fencing*. Please provide an amended Landscaping and Parking Plan showing such screening, or provide justification as to why the proposal is not able to comply with Acceptable Solution A6.4.
7. Provide information regarding the dimensions of the three (3) parking spaces provided along the southern boundary of the Site.

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 Development and Environment on telephone number 07 4099 9456.

Yours faithfully

Donna Graham  
Manager Development & Environment

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