

**YOUR REF:** J000081  
**OUR REF:** MCUI 5470/2013 (8/8/1307)

4 February 2014

Dept of Aboriginal & Torres Strait Islander & Multicultural Affairs  
C/- Gilvear Planning Pty Ltd  
PO Box 228  
**BABINDA QLD 4861**

Dear Madam

**INFORMATION REQUEST FOR PRELIMINARY APPROVAL TO  
OVERRIDE THE DOUGLAS SHIRE PLANNING SCHEME (USE  
RIGHTS CONSISTENT WITH THE TOWNSHIP ZONE) 301R GORGE  
RD MOSSMAN GORGE AND 304R GORGE ROAD MOSSMAN  
GORGE**

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

1. Please provide more specific information on the forested western portion of L152 on SR832 in terms of intent for vegetation removal/prospective development.
2. The application documentation makes reference to Industry uses in the purpose statement of the proposed Township Zone Code, however there is no mention of Industry Uses in the proposed Table of Assessment or the Code itself. Please provide detail of any intent to establish Industry uses on the land and if necessary amend the Table of Assessment and Code accordingly.
3. The application, in particular the Key to the proposed Table of Assessment, makes reference to a 'Residential (Retirement Community) Planning Area'. Please provide more detailed information on the proposed Planning Area, if applicable.
4. The proposed Table of Assessment states that all land uses, including Undefined Uses, not indicated in the table are identified as Code Assessable development. As a number of land uses could constitute development in the Mossman Gorge Community which could result in adverse amenity impacts for residents, provide justification for the level of assessment in the table.

5. Section 2 of the Township Zone Report, modification c. states ‘...confirmation that Locality, Planning Area, Land Use, Overlay and General Development Codes within the Scheme do not apply to the Project’. The draft Table of Assessment states in the key that \*A = ‘If the circumstances described in the Applicability of the Code are triggered, the Code Applies.’ If the intent is for the above listed Codes not to apply, the proposal will need to involve amendment to the relevant Applicability Statements in each of the Codes.
6. Please provide more detail on some of the undefined terms in the proposed Township Zone Code, for example ‘flexible space’, ‘cultural uses’ and ‘privacy screens’.
7. Acceptable Solution AO5.1 states that no more than one (1) residence is to be provided for each 200m<sup>2</sup> of site area, supporting a Performance Outcome seeking maintenance of a low-density residential scale. Provide an amended Development Concept Plan which indicates the area of each of the proposed lots, to provide a reference point for a ‘low density residential scale’ in the Mossman Gorge Community.

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.

Please note that the information response to Council should include two (2) complete copies of the response and if plans form part of the response then two (2) sets of such plans at scale should also be provided.

Should you require any further information or assistance, please contact Michelle Henderson of Council’s Development and Environment Branch on telephone number (07) 4099 9457.

Yours faithfully

Donna Graham  
Manager Development & Environment