

OUR REF: MCUC 174/2014 (420657)

20 May 2014

Mr Laza Woodall
PO Box 113
MOSSMAN QLD 4873

Dear Sir

**INFORMATION REQUEST FOR
MATERIAL CHANGE OF USE – CARETAKER’S RESIDENCE
417R SHANNONVALE ROAD, SHANNONVALE**

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

1. an amended site plan showing the:
 - a. setback from the Road Frontage Boundary, side boundaries and existing buildings and structures;
 - b. orientation of the Caretaker’s Residence to the driveway access; and
 - c. area of vegetation proposed to be removed.
2. a wastewater treatment report detailing requirements for the proposed on-site sewerage facilities for the Caretaker’s Residence and the proposed toilet facilities for the existing House;
3. details regarding the proposed on-site potable water supply for the Caretaker’s Residence;
4. a statement about how the proposed vegetation removal addresses the Vegetation Management Code of the 2008 Douglas Shire Planning Scheme. The Code can be accessed on Council’s website via the following link: [http://douglas.qld.gov.au/download/planning-schemes/DSPlanScheme AmendmentVegMgmt2012\(2\).pdf](http://douglas.qld.gov.au/download/planning-schemes/DSPlanScheme%20AmendmentVegMgmt2012(2).pdf)
5. details regarding the definition of the ‘storm safety zone’ in regard to the proposed vegetation removal;

6. details regarding the legitimate caretaking or property management purpose operating on the Site to demonstrate compliance with the land use code for a Caretaker's Residence. The definition of a Caretaker's Residence is:

the use of premises comprising one (1) Dwelling Unit for the use by a caretaker or manager, including their Household, who is employed for care taking or management purposes in connection with a commercial, industrial, recreational or other non-residential use conducted on the premises.

The use does not include:

- *A manager's unit located within Multi-Unit Housing; Holiday Accommodation; or Short Term Accommodation.*

Your response should provide details regarding the commercial, industrial, recreational or other non-residential use conducted on the premises that demonstrates the proposed Caretaker's Residence will satisfy the definition.

7. An amended site plan and floor plan showing the provision of a private recreation area, service facilities for general storage, storage of a garbage receptacle and clothes drying facilities.
8. Details regarding the proposed excavation and placement of fill on the building Site. Your response should include details regarding the volume of fill to be excavated and placed on 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 Council's Development and Environment Branch on telephone number 07 4099 9456.

Yours faithfully

Donna Graham
Manager Development & Environment

Att