

**ENQUIRIES:** Ms Susanna Andrews  
**PHONE:** (07) 4099 9456  
**FAX:** (07) 4044 3836  
**YOUR REF:**  
**OUR REF:** 8/7/2881 (4208234)

13 December 2013

Mr & Mrs Brendan & Jo Moffat  
C/- PO Box 831  
**PORT DOUGLAS QLD 4877**

Dear Sir/Madam

**INFORMATION REQUEST FOR  
MATERIAL CHANGE OF USE – SHED (RURAL SETTLEMENT PLANNING  
AREA) – 107-111 SNAPPER ISLAND DRIVE, WONGA**

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

1. An inspection of the site on 3 December 2013, found that a shipping container was located on the land towards the rear of the site. Council does not have record of an approval being issued for the shipping container. The shipping container also requires an approval for a Material Change of Use of the land as it is assessed in the same way as a shed.

Please include the shipping container as part of your current application for a Material Change of Use by including it on a site plan as detailed in item 4 below.

2. Provide a statement about how the proposed development addresses the following codes of the Douglas Shire Planning Scheme 2008 that are applicable to the development:
  - Coastal Suburbs, Villages and Townships Locality Code;
  - Natural Hazards Overlay Code (triggered as the land is Medium Risk);
  - Landscaping General Code; and
  - Vehicle Parking and Access General Code.
- 3 Reference is made to Prelodgement advice (Council document reference 4045641) issued on 19 July 2013 in regard to the development of a House and shed on the subject land, in which the shed would be developed first and used as a temporary home while the House was being constructed.

Should the intent be to reside temporarily in the shed Council will require a floor plan indicating all residential elements of the shed such as the kitchen and bathroom areas, and living and bedroom areas, as well as a wastewater treatment report and information demonstrating a sufficient source of water supply.

Please provide further clarification in regard to the proposed use of the shed the subject of the current application and whether the intention is still to use it as a temporary home.

4. It is noted that the site plan provided with the application documentation has dimensions that are approximates only.

Council draws your attention to Form 5 – Material Change of Use, Item 4 – Mandatory supporting information, which details the State government requirements for a site plan.

Provide a site plan that is drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) and which shows the following additional information:

- a. Any road frontages of the land, including the name of the road;
- b. The location and use of any existing buildings or structures (shipping container) on the land;
- c. The location and use of buildings on land adjoining the relevant land;
- d. The ponds or dams that are on the land;
- e. Existing vegetation on the land, marking any vegetation that is proposed to be cleared; and
- f. Proposed car parking areas.

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 Assessment team on telephone number (07) 4099 9456.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Gary Warner', is positioned above the printed name.

Gary Warner  
Acting Manager Development & Regulatory Services

Att