

**ENQUIRIES:** Leon Doutre  
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**YOUR REF:** As Below  
**OUR REF:** 8/35/81 (1865181)

23 October 2008

Carron Properties Pty Ltd  
C/- A.F. Colafella & Associates Pty Ltd  
2/178 Baronia road  
BARONIA VIC 3192

Dear Mr Colafella,

**INFORMATION REQUEST FOR**  
**MATERIAL CHANGE OF USE (CODE) FOR MULTIPLE DWELLINGS**  
**(RESIDENTIAL)**  
**AT 36 MURPHY STREET, PORT DOUGLAS**

After a review of the above application, Council has serious concerns that the proposal in its current form will meet the specific provisions or intent of the Superseded Planning Scheme. The following additional information is required in order to complete an assessment of the proposal:

1. Please provide additional information on how the proposed Multiple Dwellings comply with Development Control Plan 2 and all relevant Zoning provisions outlined in the Superseded Douglas Shire Planning Scheme.
2. Council would request more detailed elevations for both units identifying height from both natural and finished ground level. It would appear that the development exceeds the maximum building height of 9 metres, with a maximum of 2 storeys above ground level. Elevations should identify the proposed materials and colours of the proposed buildings.
3. Please provide True Perspective Views prepared by a suitably qualified professional, showing the proposed buildings in relation to the foreground and background vegetation, both on site and off site as seen from the following vantage points:
  - Cnr of Mowbray Street and Davidson Street; and
  - Market Park Car Park

Such perspective views need to illustrate vegetation at the end of construction, two (2) years after construction and ten (10) years after construction.

4. Please prepare a slope and stability analysis and comprehensive stormwater drainage report in accordance with the FNQROC Development Manual. This report should also include the proposed route of access along the existing track from Murphy Street.
5. From the results generated by the stormwater drainage report, please prepare a stormwater management plan that includes both Lot 131 and the unformed gazetted Road (Owen Street).
6. Please provide a map of all cut and fill proposed for the establishment of the House and if required, the access routes. This map should identify the location, height and gradient of all proposed batters. In addition, it should identify the extent of proposed benched areas.
7. A detailed landscape plan is required to be submitted in accordance with the criteria outlined in Planning Scheme Policy no. 7 Landscaping. Any landscaping in the road reserve or public open space is required to comply with the requirements of the FNQROC Development Manual, specifically the Landscaping Design Guidelines and Landscaping Operational Works Specifications.
8. Please submit a map of all vegetation on Lot 131 on PTD2094 and within the unformed gazetted Road (Owen Street). This map should identify all significant trees with a diameter equal to, or greater than 15cm that fall into the areas proposing to be developed, including the proposed access route.
9. A report prepared by a landscape architect is to be submitted, outlining the proposed method of retention of existing mature trees which are proposed to be retained within 10 metres of a proposed building or excavation (including off-site trees).

As an applicant, your responsibilities in regard to the information request are outlined in Section 3.3.8 of the *Integrated Planning Act 1997*, which is attached for your information.

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

Should you require any further information or assistance, please contact Leon Doutre of Council's Development Assessment Team on telephone number (07) 4044 3243.

Yours faithfully

Simon Clarke  
**Manager Development Assessment**