

23 May 2018

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873

Sent via email: jenny.elphinstone@douglas.qld.gov.au

Dear Madam,

RE: Response to Request for further information (Ref: MCUI2638/2018), Lot 17 on RP895020, 15 Theresa Drive, Mossman.

McPeake Town Planning QLD Pty Ltd, on behalf of the owner of the abovementioned property, provide the following response in accordance with 13.2(a) of the *Development Assessment Rules* to the information request dated 16 May 2018.

- 1. Car Parking Staff and Customer Parking** – *The accompanying planning report has nominated that the use will have three to four staff. The plans nominate the provision of three spaces at the front of the site with a concreted rear yard and the report notes that a minimum of three car parking spaces will be provided. Please indicate the ability to provide additional parking to serve both customers and staff and the location of all parking.*

Applicant's Response:

Its suggested that a condition of approval be that a total of five (5) car parking spaces are provided on site. Three (3) being located at the frontage of the site and two (2) being located at the rear of the site. Its considered that five (5) car parking spaces for a small veterinary surgery is ample, considering the short period of time that customers are on site. Also, considering the ample on street parking being available.

- 2. Grassed Area** – *Please indicate the availability of the use of the grasses outdoor yard area adjacent to the street for the use by clients and their animals when delivering and collecting animals. Please advise whether this area be fenced or partitioned. Please indicate whether there is any intention to use the grassed outdoor area for the keeping of animals.*

Applicant's Response:

The grassed area is at a higher elevation to the site, making it impractical to be used in conjunction with the proposed development. The grassed area is fenced along its frontage, internally a large retaining wall excludes practical access to the subject area. There is no intention for this area to be used by clients or staff. Furthermore, there is no intention for this area to be used for outdoor animal keeping for reasons as outlined above.

- 3. Mezzanine Floor** – *Town planning consent 1122 was issued on the 15 September 2003 for the development of a general industry shed, ancillary office space and a caretaker's residence. It is understood that the Caretakers Residence was to be developed at the mezzanine level. Please provide comment of the intended use of the mezzanine area under the current application.*

Applicant's Response:

Currently the mezzanine floor isn't tall enough to practically facilitate the construction of a caretaker's residence (See attached photos). Its understood previously a caretaker was located on site in a caravan

to the rear of the site. The internal constructed area was used as office and wash closet for the caretaker. As outline in the planning report the mezzanine will likely be used for storage.

To confirm our client wishes to retain the ability to have an approved caretaker on site for the rare occasion that an animal needs overnight intensive care. Its noted that the facilities required for a caretakers within the proposed development is simply a bed in an office and access to the proposed wash closet.

Should you require any further information or assistance in relation to this manner please don't hesitate to contact James McPeake on 07 4231 9872 or via email at info@stca.com.au.

Regards,

James McPeake (bplan)
Planning Manager

See attached below

Image 1: Internal area and mezzanine.

