

16 January 2018

Enquiries: Simon Clarke
Our Ref: MCUI 2454/2017 (839922)
Your Ref: 34073-001-02

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

Paynter Dixon Qld
C/- Brazier Motti Pty Ltd
PO Box 1185
CAIRNS QLD 4870

Dear Sir / Madam

**INFORMATION REQUEST
(GIVEN UNDER SECTION 12 OF THE DEVELOPMENT ASSESSMENT RULES)**

Thank you for your development application for the following premises received on 22/12/2017.

Location details

Street address: 7 Ashford Avenue, Port Douglas
Real property description: Lot 126 SR868, Lot 5 SP288958

Application details

Application number: MCUI 2454/2017
Approval sought: Development Approval
Nature of development proposed: Material Change of Use
Description of the development proposed: Restaurant - extension to existing premises

The Douglas Shire Council has determined that the following additional information is needed to assess the application:

- 1) Drawing No PDCC0103 02-01 Rev A refers to the 'Existing Deck To Be Rebuilt to Support Upper Deck'. Confirm that these works do not trigger an application for Prescribed Tidal Work and/or any further referrals to State Agencies.

- 2) Drawing No PDCC0103 02-02 Rev A includes the following dimensions for the first floor extension:
- o Enclosed Area = 172m²
 - o Unenclosed Area = 259m²
 - o Total = 431m²

The Planning Report accompanying the application refers to the increase in area '*provided for the provision of meals and light refreshments on the first floor, being 148m².*'

Please reconcile this discrepancy providing Council with floor areas based on a Net Lettable Area as defined in the 2006 Douglas Shire Planning Scheme. It is noted that the proposed floor area is now more than double the size of the floor area presented to Council as a formal prelodgement enquiry in October 2017.

- 3) Provide an evidence-based traffic study prepared by an appropriately qualified traffic consultant to fully justify any proposed car parking arrangements for the additional floor space. Little, if anything, contained in the planning report justifies the extent of car parking relaxation. Note, '*patrons utilising the bar, whilst waiting for a table reservation and then once dining has finished use the lounge or gaming lounge*' is not a valid example of cross-utilisation.

The due date for providing the requested information is Monday 16 April 2018. Please advise Douglas Shire Council of your response to this information request in accordance with section 13 of the Development Assessment Rules. To assist in your response please find enclosed a standard response template that you can use with your response should you wish to.

As Douglas Shire Council's assessment of your application will be based on the information provided, it is recommended that you provide all of the information requested. In accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and the Douglas Shire Council will continue with the assessment of your application without the information requested.

Please quote Council's application number MCUI 2454/2017 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Simon Clarke on telephone 07 4099 9444.

Yours faithfully

PAUL HOYE
Manager Sustainable Communities

Encl. Information Response form

INFORMATION RESPONSE

Please attach this document to the front of any information response to Council.

Council reference: MCUI 2454/2017

Property Address: 7 Ashford Avenue, Port Douglas: L126 SR868, L5 SP288958

I/We:

- Have provided all of the required information outlined in the Information Request (section 13.2(a) of the *Development Assessment Rules*).
- Have provided part of the required information outlined in the Information Request and will provide some or all of the remaining required information by the last day to respond to the Information Request (section 13.2(a) of the *Development Assessment Rules*).
- Have provided part of the required information in the Information Request and do not intend to supply any of the remaining required information outlined in the Information Request (section 13.2(b) of the *Development Assessment Rules*).
- Do not intend to supply any of the information outlined in the Information Request (section 13.2(c) of the *Development Assessment Rules*).

Regards

Applicant's Name: _____

Signature: _____