

OUR REF: MCUI1849/2016 (800964)

10 January 2017

J J Kirk & D J Kirk
PO Box 1170
MOSSMAN QLD 4873

Dear Mr & Mrs Kirk

**INFORMATION REQUEST FOR
MATERIAL CHANGE OF USE
TOURIST ATTRACTION AND HOME BASED BUSINESS FOR HOST FARM
ACCOMODATION
43R BORZI 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. Provide detail of the proposed site layout on a site plan drawn to an appropriate scale. This should also detail the proposed landscaping as mentioned in the application. Particular attention should be given to the car parking area, this should be revisited to accommodate only the necessary number of spaces for the proposal and the necessary area required to allow for manoeuvring. Council advises that the applicant engage a draftsman or suitably qualified persons to develop the plan.
2. It is noted that the application makes mention of two cabins proposed as the 'Home Based Business' component of the application. The site plan only indicates one cabin. Clarify the number of cabins proposed as the home based business component of the application.
3. Clarify the number of beds proposed for the cabin (s), this should be detailed on a plan showing the internal fit out of the proposed cabin (s).
4. Provide a plan illustrating the internal fit out of the kitchen building and the kiosk building, showing all areas of the proposed buildings. This should detail any plans for awnings or shade structures, or any paved areas or patios.
5. Provide detail of the surface treatment of the parking area. This area should be provided as an all weather parking area with adequate surface finishing.

6. It is noted that no application for an advertising device at the frontage of the site is included within the development application as the nature of the advertising device and its design and siting is undecided. In the future, after this application has been decided, an advertising device can only be developed at the frontage of the site after a development permit for operational works has been obtained; this application comes with an additional fee. Council advises that in response to this item of the information request, the applicant includes details of a proposed advertising device to be sited at the frontage of the site if there is an intention for one. This will mean there is no requirement for a further operational works development application, as the sign can be approved as part of the material change of use development application.

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.

Please note that the information response to Council should include two (2) complete copies of the response and if plans form part of the response then two (2) sets of such plans at scale should also be provided.

Should you require any further information or assistance, please contact Daniel Lamond of Development Assessment and Coordination on telephone number 07 4099 9456.

Yours faithfully

Paul Hoyer
Manager Sustainable Communities

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