

YOUR REF: 4903/01 L-EC1917
OUR REF: MCUC 2159/2017 (D820777)

12 July 2017

Emanuel Solomovic
c/- Flanagan Consulting Group
PO Box 5820
CAIRNS QLD 4870

Attention: Ms Erin Campbell

erin@flanaganconsulting.com.au

Dear Madam

**INFORMATION REQUEST FOR
MATERIAL CHANGE OF USE – CODE ASSESSMENT
HOME BASED BUSINESS (BED & BREAKFAST)
38 SNAPPER ISLAND DRIVE WONGA BEACH**

After a preliminary examination of the above application, and in accordance with sections 288 and 289 *Planning Act 2016* (PA 2016) and section 276 of the *Sustainable Planning Act 2009* (SPA 2009) the following information is required in order to complete an assessment of the proposal.

1. Onsite Waste Water

Comment

All onsite wastewater treatment disposal areas must be sited at least 10 metres from a drainage easement.

Request

Please provide advice as to the location on the land of the onsite waste water treatment facility disposal area sufficient to meet the proposed demand.

Where it is proposed to pump out a waste water facility please provide advice as to how vehicle access is achieved and that such access is beyond the drainage easement area.

2. Vehicle Access and Parking

Comment

It is important that egress from the land is achievable in a forward gear. Concern is raised with the number of bedrooms and proposed provision for car parking, in particular as the land is accessed via an easement with resulting limited street frontage. The planning scheme defines “bed space” and using this definition the facility provides accommodation for eight persons, a number significantly greater than the code acceptable solution of four persons.

Request

- a. Please detail turning templates to demonstrate egress from the car parking spaces to the driveway enabling a forward gear movement off the land and easement area.
- b. Provide advice regarding the suitability of the parking for the intended use.

3. Home Based Business Code

Comment

Concern is raised with the proposed number of bed spaces to be provided for the Home Based Business.

Request

Provide advice regarding compliance or otherwise with all sub parts of P4 (A4.1 to A4.6) and P5 (A5.1 to A5.6) of the Home Based Business Code, including any proposed advertising signage.

4. Building Height and Siting

Comment

The west elevation appears to have a significant bulky mass of panels. The proposed land use is an ancillary use for a House. There is no current approval for a House on the land. Concern is also raised with the bulk and mass of the development when viewed from the nearby State-controlled road. Please explain the need to raise the building with the fill.

Request

- a. Please provide advice regarding compliance or otherwise for the house against Queensland Development Code MP 1.2, design and Siting Standard for Lots 450m² and over. Please provide details of the proposed materials and finishes.
- b. Please provide comment regarding the impact of the fill on the drainage for the neighbouring land to ensure no ponding or detriment occurs.

5. Landscaping Code

Comment

The development appears to have minimal setbacks to the western boundary and minimal landscaping around the new building. Existing trees in the drainage easement areas and on the land appear to be impacted by the building, car parking area, and onsite wastewater treatment facilities and possible disposal areas.

Request

- a. Please provide a survey plan detailing the location of existing trees including trunk location and canopy area, overlay the development and nominate which trees are to be removed and which are to remain.
- b. Please provide a landscaping plan for the development.

6. Proposed Planning Scheme

Comment

Council at the Ordinary Meeting held on 26 April 2017 resolved to seek approval of the Minister to adopt a proposed major scheme amendment. The proposed major scheme amendment is currently available to be viewed on Council's website (www.douglas.qld.gov.au). Under the SPA 2009 Council as the Assessment Manager may give weight to this proposed instrument.

Request

Please provide advice as to how the development achieves compliance with the proposed major planning scheme amendment, or where conflict exists, grounds on which the approval should be supported despite the conflict.

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 Jenny Elphinstone of Development Assessment and Coordination on telephone number 07 4099 9482.

Yours faithfully

Paul Hoye
Manager Sustainable Communities

Att

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