

YOUR REF: P71624
OUR REF: MCUC1957_2017 (810139)

11 April 2017

No 2 St Crispins Pty Ltd
C/- Planz Town Planning
PO Box 181
EDGE HILL QLD 4870

Attention: Nikki Huddy

Dear Madam

**INFORMATION REQUEST
MATERIAL CHANGE OF USE FOR MULTI UNIT HOUSING
2-4 ST CRISPINS AVENUE, PORT DOUGLAS**

After a preliminary examination of the above application, the following information is required in order to complete an assessment of the proposal:

1. In accordance with Planning Scheme Policy No. 2: Building Design and Architectural Elements, please provide an architectural statement that demonstrates that the external appearance of the proposed development represents tropical design that is responsive to our tropical location.

In particular the northern elevation facing St Crispins Avenue, although well-articulated in terms of a depth perspective, presents a very contemporary design that requires further explanation in terms of street surveillance and tropical design.

2. Furthermore, the North East View appears to show very little opportunity for deep, tropical landscaping along the corner frontage of the development, mainly due to the location and / or shape of the proposed pool. A conceptual landscape plan of this particular frontage would assist in demonstrating how the contemporary design will appropriately integrate with the streetscape.
3. Provide plans of the proposal at an appropriate scale to be read on A3 size paper.

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.

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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