

YOUR REF: 16-05/L000569
OUR REF: SEDA CA1594/2016 (784890)

19 August 2016

N D Verri
C/- Planning Plus
PO Box 8046
CAIRNS QLD 4870

Attention: Claire Simmons

Dear Madam

**INFORMATION REQUEST-
COMBINED APPLICATION - MATERIAL CHANGE OF USE FOR MULIT-UNIT
HOUSING & RECONFIGURING A LOT-
24 MUDLO STREET, 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. Council notes that the proposal falls short of the required landscaping and recreation area at ground level, and that the first floor level includes 34m² of landscaping, which would make the proposal consistent with the provision of the land use code for Multi-Unit Housing for landscaping. Please demonstrate the utility of this area for this purpose and how this area is to be accessed for maintenance.
2. It is evident that one of the proposed pools is sited at the boundary of the main street frontage, the proposal is identified within the planning report as compliant with A7.3 of the Multi-Unit Housing Land Use Code, please identify how the pool setback complies with A7.3 of the land use code.
3. Demonstrate how the associated on street works relate to the significant street trees within the road reserve of Beryl Street. The trees should be identified on a survey and accurately located and referenced on the plan. In particular, the circumference and the extent of canopy cover should be identified. Identify how the proposed accesses affect the trees.
4. Provide details as to how the three proposed allotments are to be serviced with water and sewer.

5. It is noted by Council that the portion of the allotment toward the Mudlo Street frontage is an erosion prone area and a medium storm tide hazard area as identified on the SPP interactive mapping. Demonstrate how the proposed development will address this. In particular-
 - Provide details of existing ground levels (AHD) by way of a survey and detail the extent of any necessary filling to achieve Q100 flood immunity.
6. Please re-submit the below plans at A3 size with a suitable scale:
 - Area Plan Gross Floor area
 - Area Plan Site Cover
 - Area Plan General
 - Elevations
 - Floor Plans
 - Site

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
General Manager Operations

Att