

26 July 2021

Enquiries: Jenny Elphinstone
Our Ref: MCUC 2021_4248/1 (Doc ID 1024811)
Your Ref: 21-019/001114

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

Port Douglas Constructions Pty Ltd (Tte)
C/- Planning Plus
PO Box 399
REDLYNCH QLD 4870

Email: evan@planningplusqld.com.au

Attention Mr Evan Yelavich

Dear Sir

INFORMATION REQUEST
(Given under Section 12 of the Development Assessment Rules)

Council refers to your development application for which a Confirmation Notice was issued on 26 July 2021.

Applicant Details

Name: Port Douglas Constructions Pty Ltd (Tte)
Postal Address: C/- Planning Plus
PO Box 399
REDLYNCH QLD 4870
Email: evan@planningplusqld.com.au

Property Details

Street Address: 147-149 Port Douglas Road Port Douglas
Real Property Description: Lot 193 on RP747071
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUC2021_4248/1
Approval Sought: Development Permit
Nature of Development Proposed: Material Change of Use, for extensions to the existing Shopping Centre, for Shopping Centre, Food and Drink Outlet (with no drive-through facility) and Office.
Description of the Development Proposed: Material Change of Use, for extensions to the existing Shopping Centre, for Shopping Centre, Food and Drink Outlet (with no drive-through facility) and Office.

Additional Information Requested

The following additional information is requested in order to complete an assessment of the application:

Loading Bay Vehicle Movements

1. Please provide an entire site plan that details the existing loading bay vehicle movements as well as the vehicle bays and associated movements for the proposed Material Change of Use. Where the loading bay movements do not utilise the path around and to the rear of the existing IGA Supermarket building, please provide swept path turning templates to demonstrate sufficient access complying with the Australian Standards.

Car park and access arrangements

2. It is noted that the development seeks to change the existing car park and access / egress for customers whereby future access / egress will be limited to the southern connection to easement area. This current point is very tight for turning vehicles and the kerb alignment. Consideration should be given to whether an additional access or egress point is provided for customers, whether separate entry / exit points are more efficient and the ability for circular movement of vehicles in the car parking area.
 - a. Please provide a layout plan for the car parking area that includes the existing and future shops. The car parking should provide for recreational vehicles/ motor home (reasons for the dimensions of the recreational vehicle / motor home should be justified in the response) and bicycles.
 - b. Please provide swept path turning diagrams for a recreational vehicle entering and exiting the future customer access/egress point from the land into the easement road area. Where necessary provide advice on any variations required in the car park and access / egress design.
 - c. The updated design of the car park is to include pedestrian and cyclist access from the adjacent Port Douglas Road to ensure safe access and movements for these uses.
 - d. The revised car park layout should meet the needs for disabled drivers for the total of the new development.

Food and Drink Outlet

3. Please clarify areas outside the tenancies where outdoor dining and or display of goods may occur. Please note it is important to maintain a clearance of 2m width, adjacent to the tenancy store front for pedestrian access.

Response to Information Request Due Date

The due date for providing the requested information is 26 October 2021 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 Council will continue with the assessment of the application.

Other

Please quote Council's application number: MCUC 2021_4248/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully

A handwritten signature in black ink, appearing to be 'P. Hoyer', written in a cursive style.

For

Paul Hoyer
Manager Environment & Planning