

11 September 2025

Enquiries: Daniel Lamond
Our Ref: MCUC 2025_5826/1 (1321263)
Your Ref: 23-06/001397

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
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Cavall Investments Pty Ltd
C/- Planning Plus
PO Box 399
REDLYNCH QLD 4870

Email: evan@planningplusqld.com.au

Dear Sir/Madam

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

Council refers to your development application that was received on 28 August 2025.

Applicant Details

Name: Cavall Investments Pty Ltd
Postal Address: C/- Planning Plus
PO Box 399
REDLYNCH QLD 4870
Email: evan@planningplusqld.com.au

Property Details

Street Address: 42-52 Mitre Street CRAIGLIE
Real Property Description: LOT: 900 SP: 342106
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUC 2025_5826/1
Approval Sought: Development Permit
Nature of Development Proposed: Material Change of Use (Code)
Description of the Development Proposed: Material Change of Use- (Dual occupancy)

Additional Information Requested

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

Design

The design does not appear to reflect features required by the Planning Scheme Policy for the tropical vernacular. Amend the design to demonstrate compliance and make the building represent the tropical vernacular.

Dual Occupancy Land Use Code

AO3.1 of the code requires that garages and parking structures do not take up more than 30% of the lot frontage. Amend the design to provide a suitable outcome sympathetic to a streetscape pattern with good amenity in accordance with PO3.

AO4.1 of the code requires that the building has balconies or verandahs that face the street. The design must address the internal street in some respect. Amend the design to comply with PO4.

AO8 requires a landscaped area no less than 2 metres wide to be on street boundaries. No landscaping is proposed in the front setback area at all. PO8 requires that landscaping provides an attractive and safe streetscape regardless of whether the proposal is fronting a private road. Amend the design to provide landscaping at the frontage in accordance with PO8 and provide a site landscaping plan as required by the landscaping code.

Plan Set

Provide a set of plans giving the site and its design context. Include the subdivision landscaping plan as an overlay on a plan set and include a site plan with landscaping detailed.

Due Date

The due date for providing the requested information is 12 December 2025 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 2025_5826/1 in all subsequent correspondence relating to this development application.

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

Yours faithfully

A handwritten signature in black ink, appearing to be 'DZ' followed by a long horizontal stroke.

For
Leonard Vogel
Manager Environment & Planning