

16 December 2020

Enquiries: Jenny Elphinstone
Our Ref: MCUI 2020_3879/1 (Doc ID 987739)
Your Ref: 20204033

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
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David & Jennifer Moodie
C/- Patrick Clifton, GMA Certification
PO Box 831
PORT DOUGLAS QLD 4877

Email: Patrick.c@gmacert.com.au

Attention Mr Patrick Clifton

Dear Sir

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

Council refers to your development application for the following premises that was properly made on 15 December 2020.

Your report provided advice on the provision of portable amenities for the Function Facility events. Council notes that the provision of amenities, including those for persons of all abilities, is usually subject to the requirements of Building Code and Liquor Licensing and is a responsibility for the owner / business operator. It is likely this will be referenced as an advice on any subsequent approval.

Applicant Details

Name: J S Moodie & D J Moodie
Postal Address: C/- Patrick Clifton, GMA Certification
PO Box 831
Port Douglas Qld 4877
Email: Patrick.c@gmacert.com.au

Property Details

Street Address: 5146 Captain Cook Highway Oak Beach
Real Property Description: Lot 1 on RP742791
Local Government Area: Douglas Shire Council

Application Details

Application Number:	MCUI 2020_3879/1
Approval Sought:	Development Permit
Nature of Development Proposed:	Material Change of Use for a Function Facility (maximum 80 persons) in association with the existing Dwelling House.
Description of the Development Proposed:	Material Change of Use for a Function Facility (maximum 80 persons) in association with the existing Dwelling House.

Additional Information Requested

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

Noise sensitive uses and acoustic report

1. A number of noise sensitive uses are present in the local area. Please provide an acoustic report for the event including generators, cold room compressors (if any) and amplified music. The report is to be prepared by an appropriately qualified acoustic engineer to support the application and compliance with the EPP for Noise Nuisance.

Function Facility Plan

2. Please provide a typical layout plan for the Function Facility area, for small, medium and large events, that identifies tents, recreational areas, kitchen/cold store vans and equipment, amenity facilities.

Vehicle Parking Area

3. The application indicates that guests will arrive by bus transport and that other vehicle parking will be limited to employees. Please indicate on the plan parking arrangements for the maximum number of attendees including contingency where locals and self-driving guests attend an event. Please also indicate possible bus parking area. Please indicate expected type of bus used for guest transport.

All Abilities Access

4. Please provide advice regarding all abilities access, for drop-off / collection or self-drive all abilities drivers, between the vehicle parking area and the function facility area.

Functions per annum

5. Please advise whether the limited number of functions are to be calculated per financial or calendar year and how the number is to be recorded and the records stored, please advise whether there is an expectancy to have a higher number of functions in a particular range of months or one per month.

Due Date

The due date for providing the requested information is 16 March 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: MCUI 2020_3879/1 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



For
Paul Hoyer
Manager Environment & Planning