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YOUR REF: HRP13260
OUR REF: 8/7/2804 SEDA (4116991)

16 September 2013

Trustee for the Diwan Eco B&B Trust
C/- Cardno HRP
PO Box 244
MACKAY QLD 4740

Dear Sir/Madam

**RECEIPT OF DEVELOPMENT APPLICATION – MATERIAL CHANGE OF USE
HOUSE AND HOME BASED BUSINESS (BED & BREAKFAST)
CAPE TRIBULATION ROAD, DIWAN**

Reference is made to your recent Development Application for a House and Home Based Business (Bed & Breakfast).

Council officers have commenced assessment of your Development Application and the following information is required in order to complete an assessment of the proposal:

1. Provide a full On-Site Sewerage Disposal Report prepared in accordance with the *FNQROC Development Manual*. Amongst other things the report should nominate clearances to boundaries and watercourses and location of reserve area.
2. Provide a landscaping plan which demonstrates compliance with the requirements of the *Douglas Shire Planning Scheme 2008*, particularly the applicable Locality Code, Planning Area Code and the Landscaping General Code, as well as the requirements of Planning Scheme Policy No 7 – Landscaping, which states that a minimum 75 per cent of planting is to be endemic or native species, with palms used as accent plants only. The landscaping plan is to show that the balance area of the site not built upon is to be revegetated with native vegetation and in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.
3. Provide clarification on the proposed number of bed spaces for the House and the Home Based Business use, including detail on the bed spaces intended for use by guests, and the number of bed spaces intended for use by staff (if applicable).

4. Provide detail of proposed external finishes and colours for all proposed buildings and structures, including water tanks. It is noted that the proposal plans indicate utilising white or a reflective surface for all building roofs, as well as large portions of the external walls/doors of the proposed Barn. Please note that only non-reflective colours which complement the surrounding vegetation and viewshed are acceptable, for example greens, browns, blues and greys.
5. The application documentation makes reference to housing a generator onsite for power generation. Please provide a site plan which indicates the proposed location for the generator shed, demonstrating that it is able to be accommodated within the existing cleared area, and is able to be positioned and housed (including noise attenuation material) so as to mitigate noise nuisance to adjoining and nearby residents.
6. Provide floor plans for all proposed buildings which show the room layout, with all rooms clearly labelled. The floor plans should clarify the number of bed spaces proposed for the House and for the Home Based Business, and should delineate between guest accommodation and staff accommodation, if applicable.
7. Provide detail of any existing/proposed fencing on-site, noting that the Locality Code seeks that development impacts on wildlife movement, fauna habitat and habitat corridors are to be minimised wherever possible. Optimally, fencing (where required) is limited in extent to the confines of the cleared area around the House.

Advice Statement for Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

You are advised that the EPBC Act applies to action that has, will have, or is likely to have, a significant impact on matters of national environmental significance.

Further information on the EPBC Act can be obtained from the Department of Sustainability, Environment, Water, Population and Communities' website www.environment.gov.au/epbc EPBC Act Policy Statement 1.1 Significant Impact Guidelines Matters of National Environmental Significance (Oct 2009).

Should you require any further information or assistance, please contact Michelle Henderson of Council's Development Services team on telephone number (07) 4099 9457.

Yours faithfully



Graham Boyd
Acting General Manager Planning & Environment