

DOUGLAS SHIRE COUNCIL	
Received	
File Name	MCUI1849/2016
Document No.	
- 6 FEB 2017	
Attention	DPL orig ✓
Information	

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64 - 66 Front St Mossman  
P 07 4099 9444  
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**OUR REF:** MCUI1849/2016 (800964)

10 January 2017

J J Kirk & D J Kirk  
PO Box 1170  
MOSSMAN QLD 4873

Dear Mr & Mrs Kirk

**INFORMATION REQUEST FOR  
MATERIAL CHANGE OF USE  
TOURIST ATTRACTION AND HOME BASED BUSINESS FOR HOST FARM  
ACCOMODATION  
43R BORZI ROAD, SHANNONVALE**

After a preliminary examination of the above application, the following information is required in order to complete an assessment of the proposal:

1. Provide detail of the proposed site layout on a site plan drawn to an appropriate scale. This should also detail the proposed landscaping as mentioned in the application. Particular attention should be given to the car parking area, this should be revisited to accommodate only the necessary number of spaces for the proposal and the necessary area required to allow for manoeuvring. Council advises that the applicant engage a draftsman or suitably qualified persons to develop the plan.
2. It is noted that the application makes mention of two cabins proposed as the 'Home Based Business' component of the application. The site plan only indicates one cabin. Clarify the number of cabins proposed as the home based business component of the application.
3. Clarify the number of beds proposed for the cabin (s), this should be detailed on a plan showing the internal fit out of the proposed cabin (s).
4. Provide a plan illustrating the internal fit out of the kitchen building and the kiosk building, showing all areas of the proposed buildings. This should detail any plans for awnings or shade structures, or any paved areas or patios.
5. Provide detail of the surface treatment of the parking area. This area should be provided as an all weather parking area with adequate surface finishing.

one proposed.

2 1 dbl  
1 single

✓

compacted  
sub base

6. It is noted that no application for an advertising device at the frontage of the site is included within the development application as the nature of the advertising device and its design and siting is undecided. In the future, after this application has been decided, an advertising device can only be developed at the frontage of the site after a development permit for operational works has been obtained; this application comes with an additional fee. Council advises that in response to this item of the information request, the applicant includes details of a proposed advertising device to be sited at the frontage of the site if there is an intention for one. This will mean there is no requirement for a further operational works development application, as the sign can be approved as part of the material change of use development application.

see  
attached plan

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.

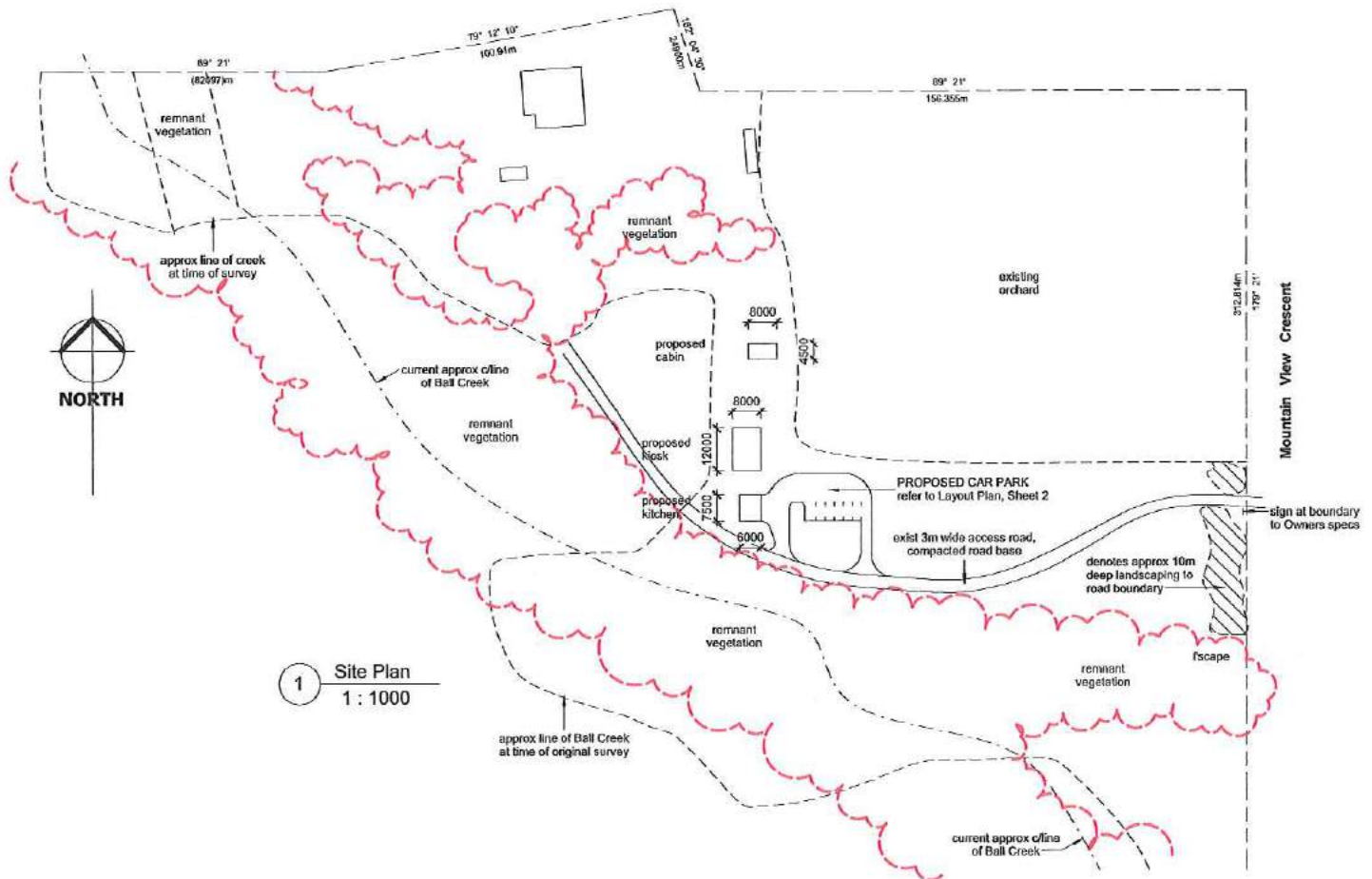
Should you require any further information or assistance, please contact Daniel Lamond of Development Assessment and Coordination on telephone number 07 4099 9456.

Yours faithfully



Paul Hoyer  
Manager Sustainable Communities

Att



1 Site Plan  
1 : 1000

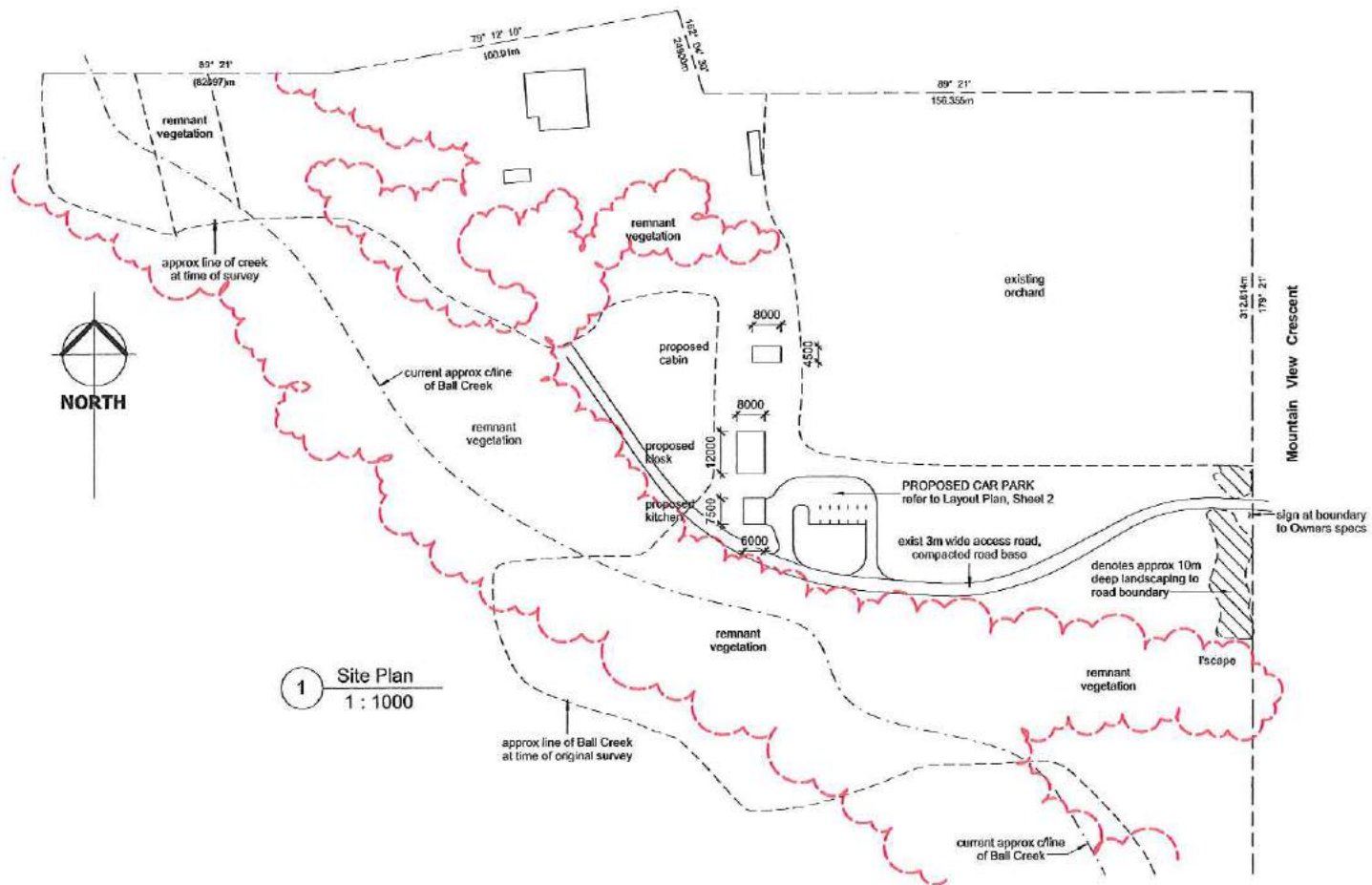
**GREG SKYRING**  
Design and DRAFTING Pty Ltd  
Lic Under OSHA Act 1991 - No 1048371  
11 Noll Close,  
Mossman Q. 4873  
Phone/Fax: (07) 40982061  
Mobile: 0415212662  
Email: greg@skyringdesign.com.au

PROJECT  
Proposed Carpark Layout for  
proposed farm development,  
L1 SP121806,  
43R Borzi Road,  
SHANNONVALE

CLIENT D. & J. Kirk		WIND CLASS	PLAN NUMBER 601-17	SHEET 1 of 2
SCALES 1 : 1000	PLAN TITLE Site Plan		DATE OF ISSUE 01.02.17	REV A







1 Site Plan  
1 : 1000

**GREG SKYRING**  
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WIND CLASS

PLAN NUMBER

SHEET

SCALES  
1 : 1000

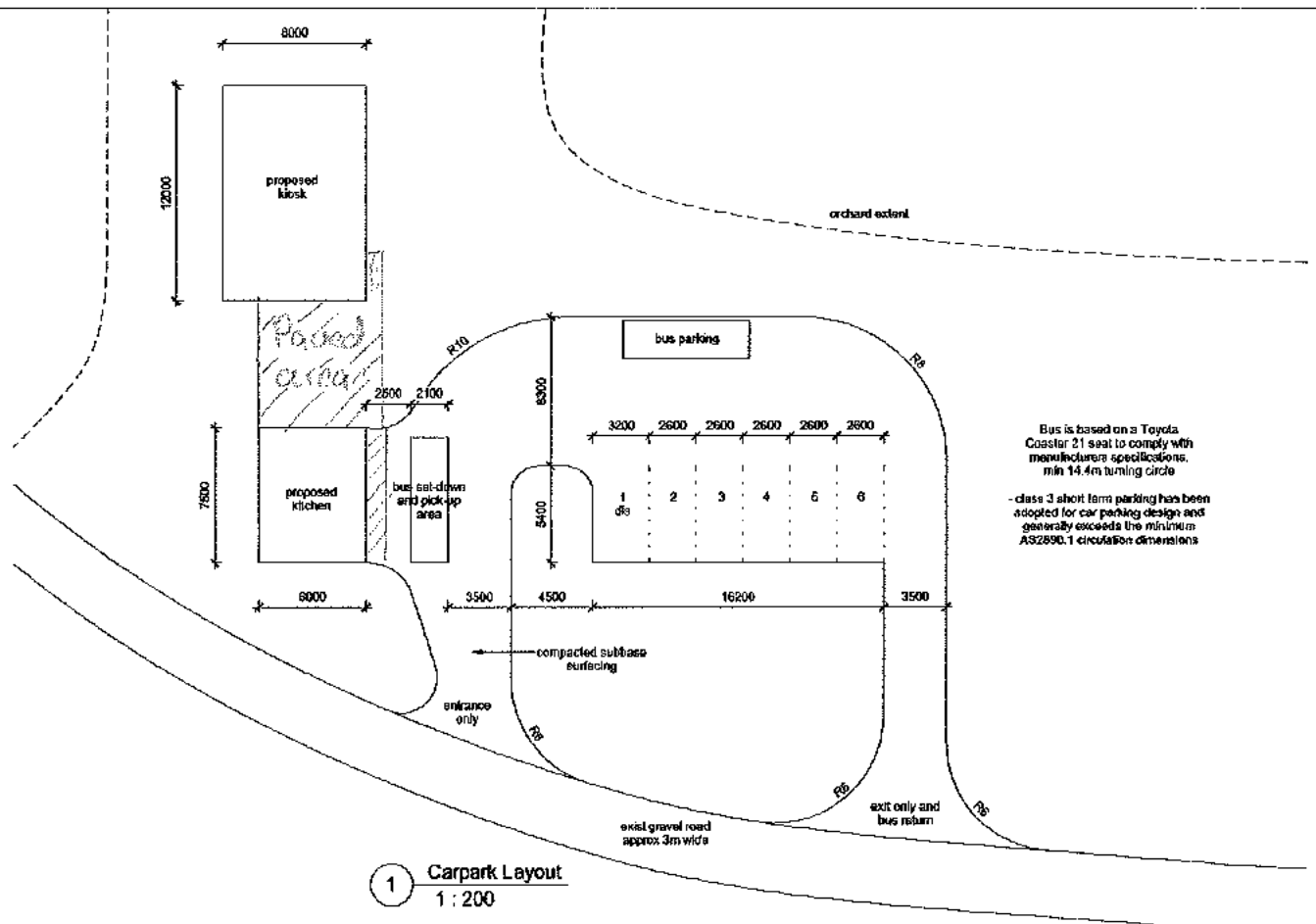
PLAN TITLE  
Site Plan

DATE OF ISSUE  
01.02.17

REV  
A

601-17

1 of 2



**GREG SKYRING**  
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Phone/Fax: (07) 40982061  
Mobile: 0419212032  
Email: greg@skyringdesign.com.au

PROJECT  
Proposed Carpark Layout for  
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L1 SP121806,  
43R Borzi Road,  
SHANNONVALE

CLIENT  
D. & J. Kirk

WATER CLASS

PLAN NUMBER  
601-17

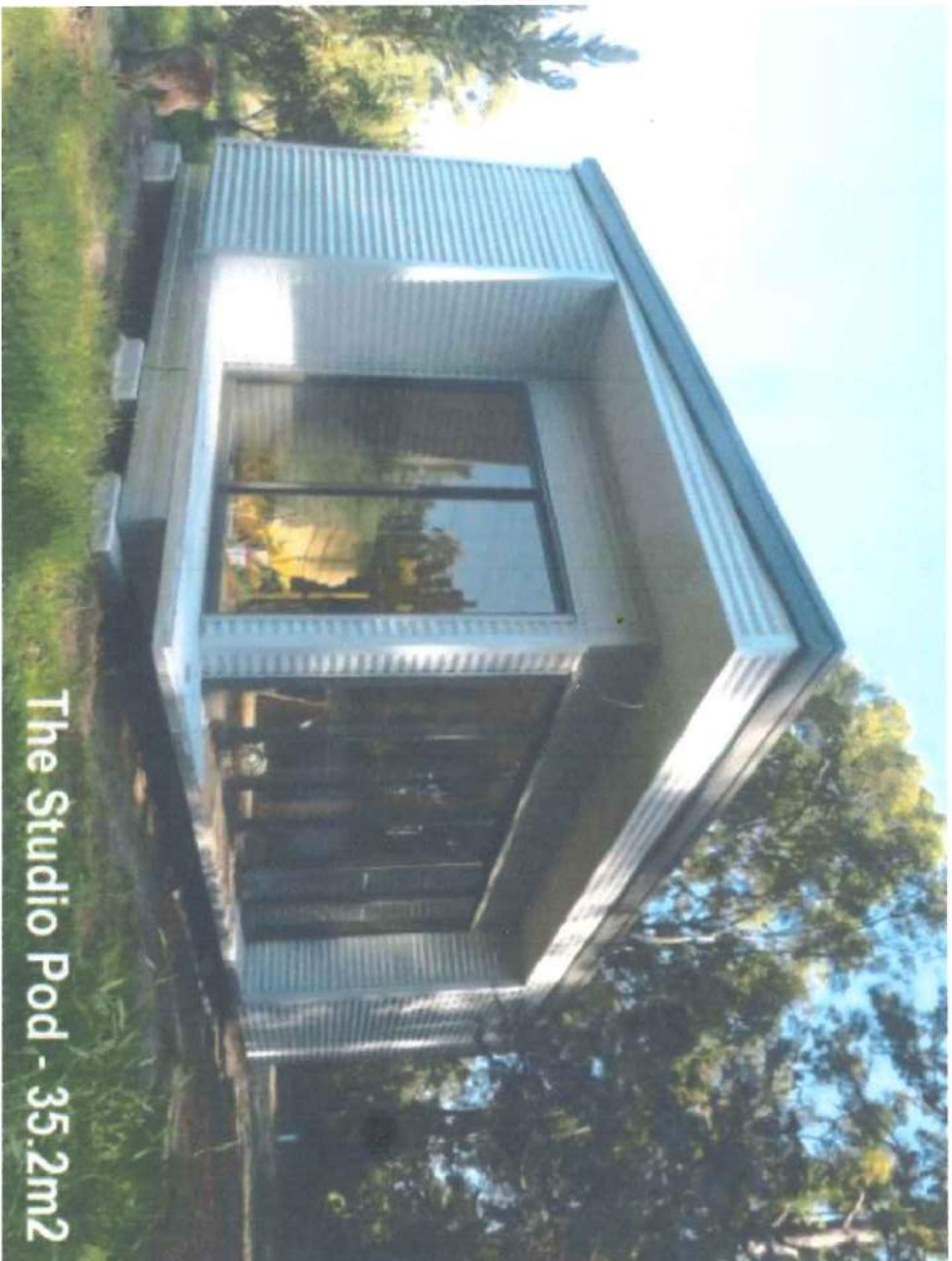
SHEET  
2 of 2

SCALE  
1 : 200

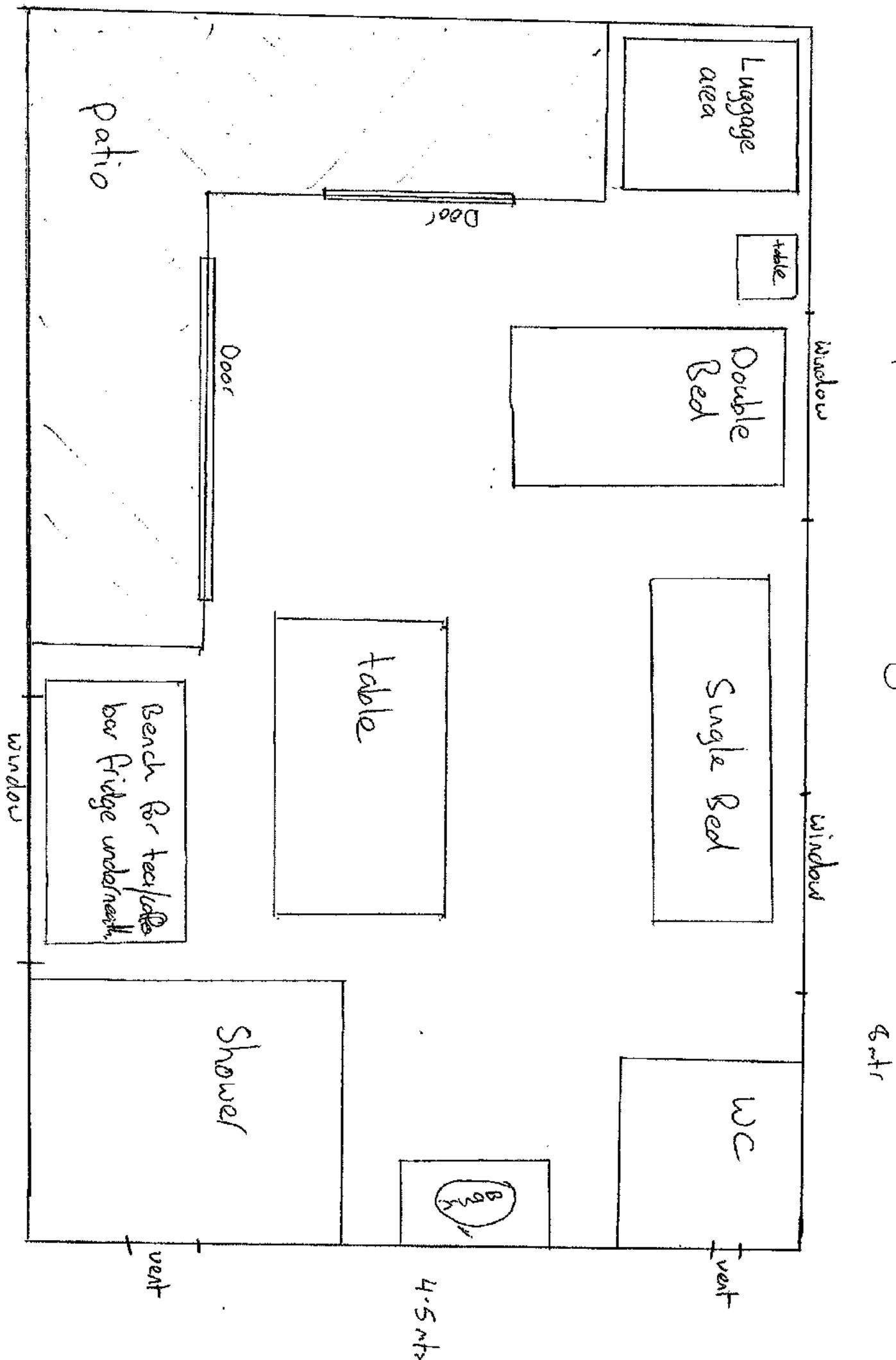
PLAN TITLE  
Carpark Layout

DATE OF ISSUE  
01.02.17

REV  
A



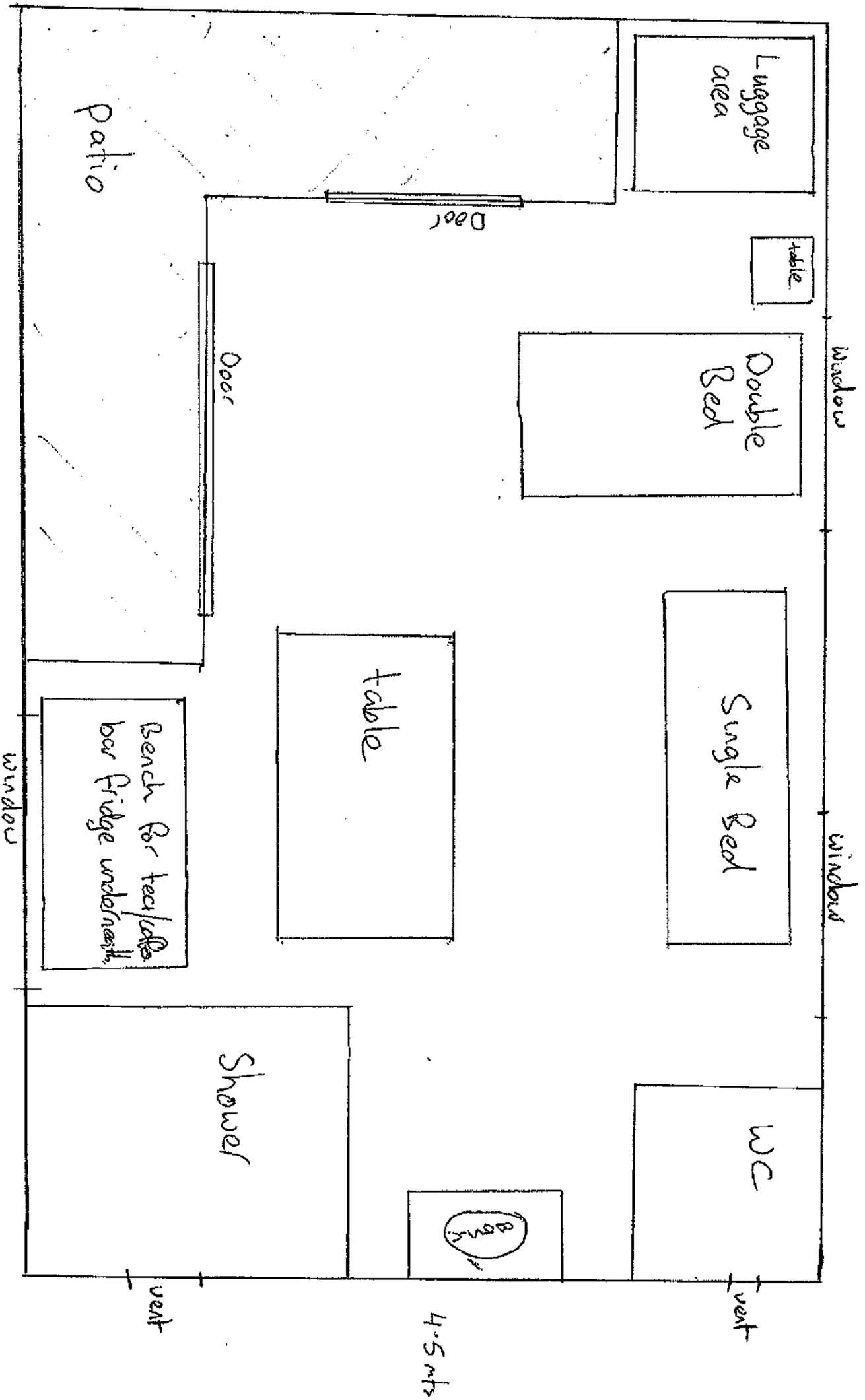
# Proposed Cabin layout



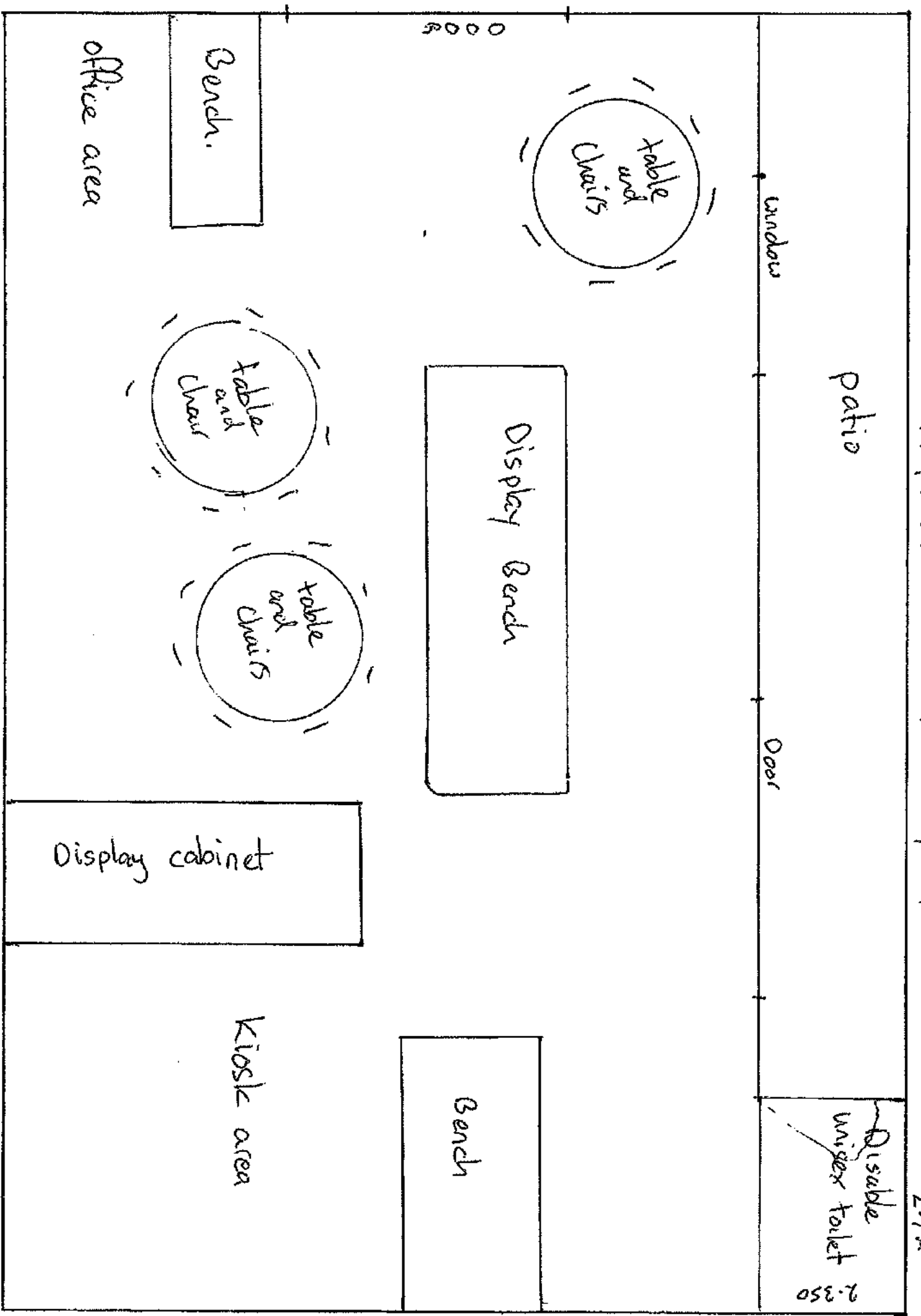


# Proposed Cabin layout

Entr



# Proposed Kiosk Area Layout



# Proposed Kiosk Area Layout

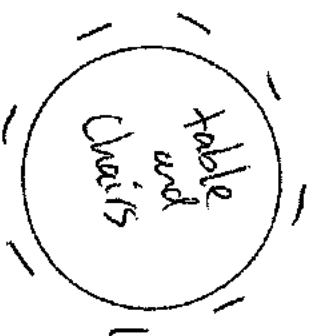
2.7m

patio

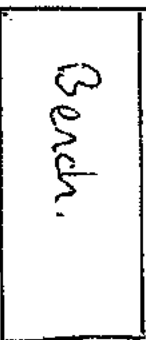
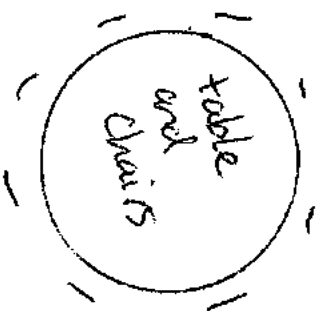
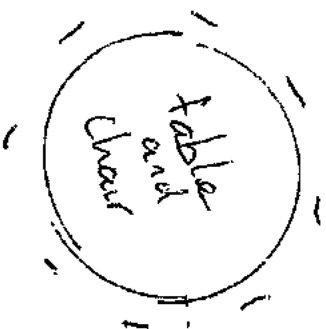
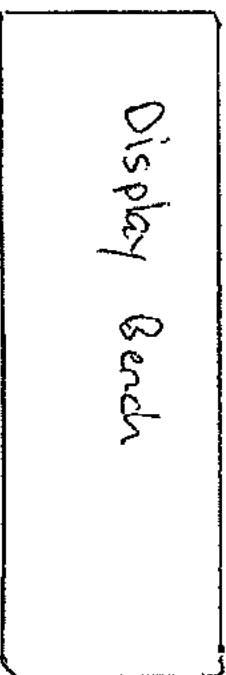
window

Door

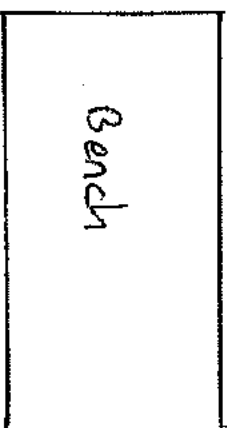
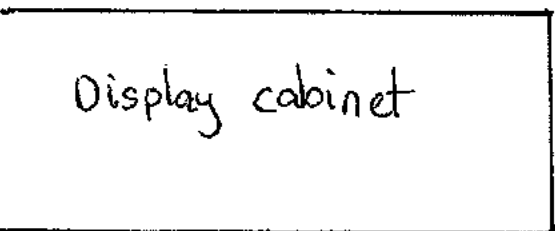
Disable  
unisex toilet  
2.350



0000



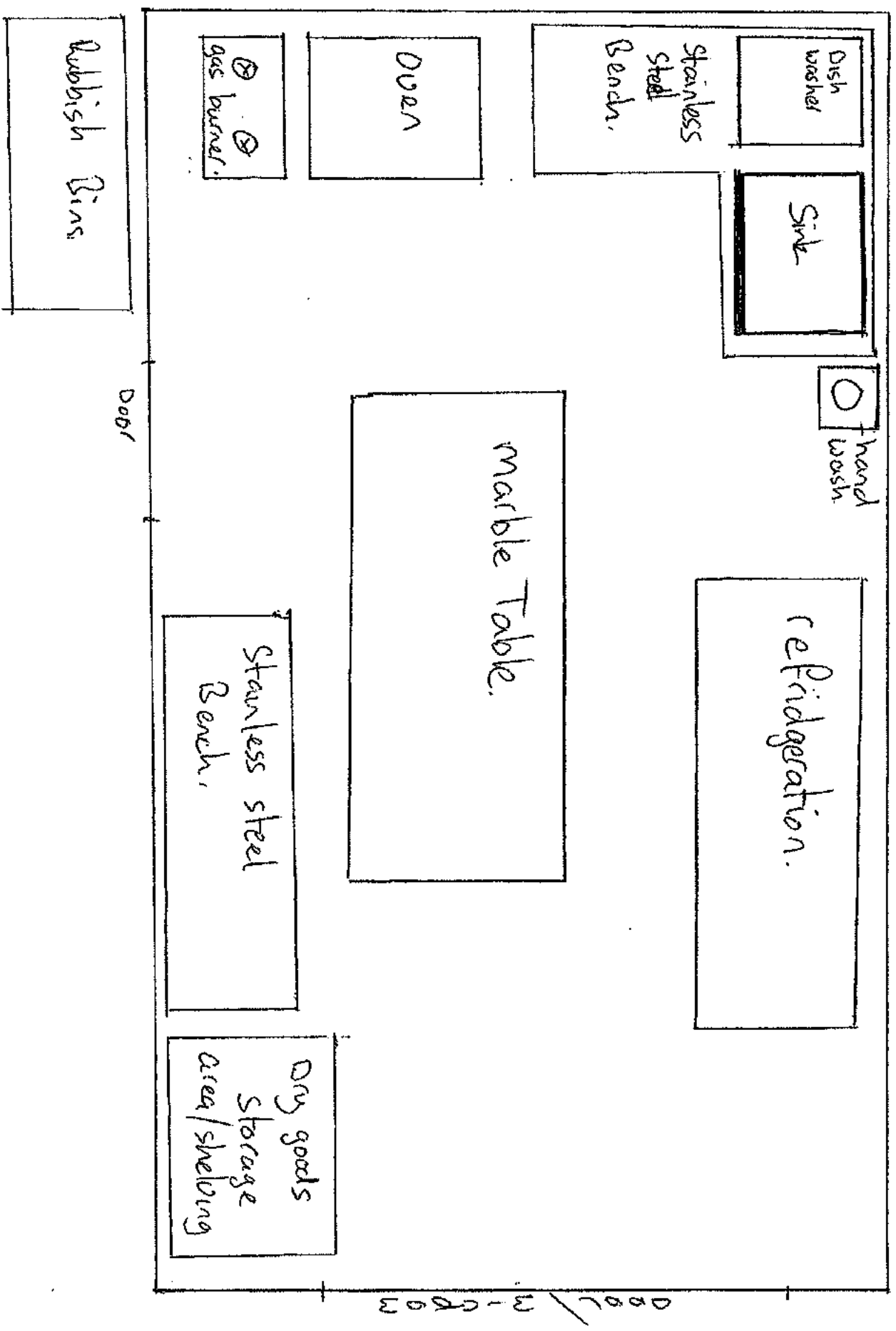
office area



Kiosk area

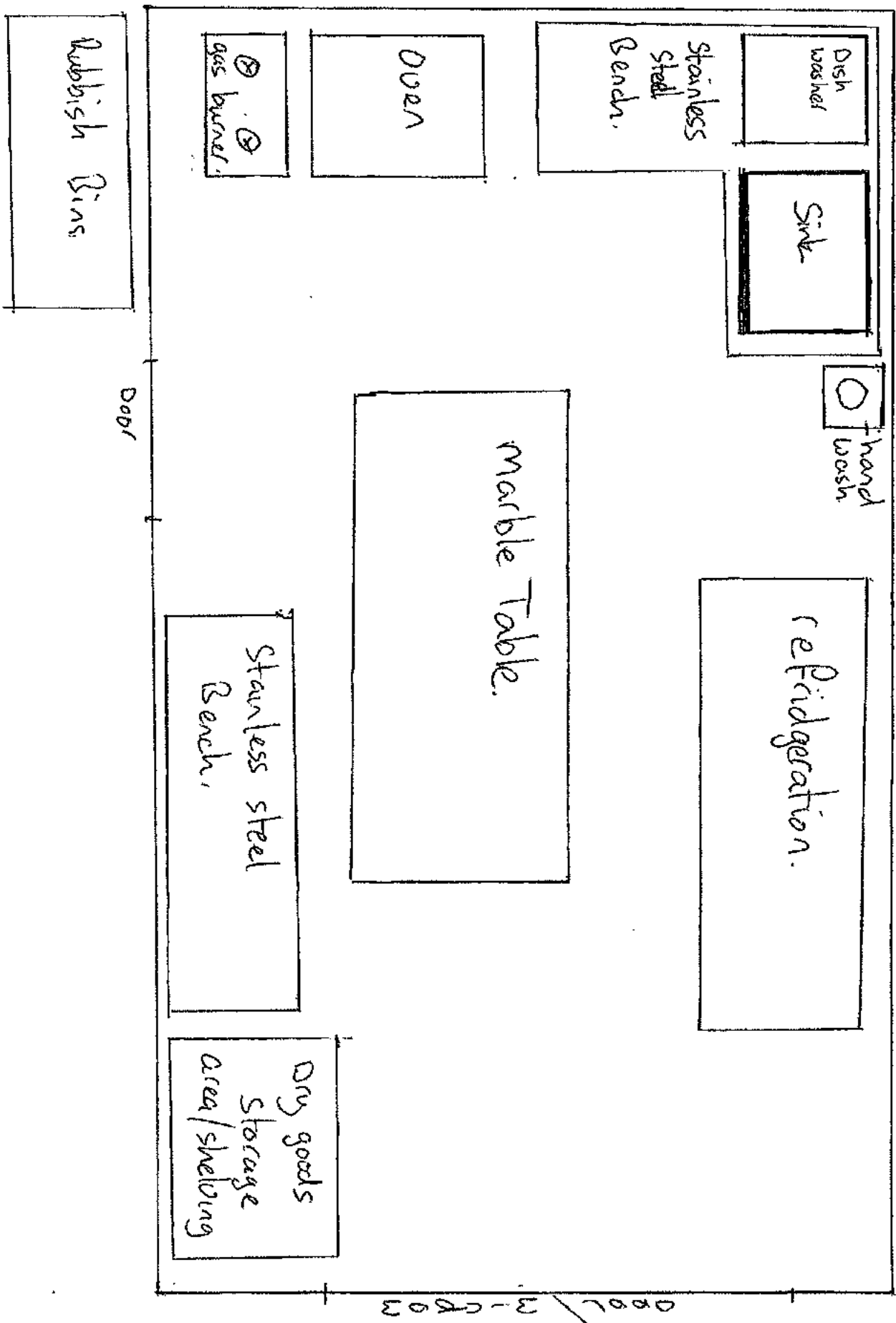
# 7.5 mt Proposed Kitchen Lay out.

6 mts



# 7.5 mt Proposed Kitchen lay out.

6 mt





1800

# Welcome to The Australian Chocolate Farm Farm Tours, Chocolate Shop, Cafe

1  
2  
8

- \* Open days a week
- \* For Tour Bookings Please phone
- \* [www.theaustralianchocolatefarm.com.au](http://www.theaustralianchocolatefarm.com.au)
- \* Like us on Facebook



1800 x 1200 x 2m high.

Proposed Signage

1800

# Welcome to The Australian Chocolate Farm Farm Tours, Chocolate Shop, Cafe

1200

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Proposed Signage