

**YOUR REF:** 31122-042-  
**OUR REF:** ROL 612/2015 (439064)

11 February 2015

Maxholl Pty Ltd  
C/- Brazier Motti Pty Ltd  
PO Box 1185  
**CAIRNS QLD 4870**

Dear Sir

**INFORMATION REQUEST FOR  
RECONFIGURING A LOT (1 LOT INTO 58 LOTS AND BALANCE)  
12-36 ALCHERA DRIVE MOSSMAN**

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

**1. Road Layout and Design**

Intersection of Johnston Road and Daintree Horizon Drive

Concern is raised with the functionality of the intersection of Johnston Road and Daintree Horizon Drive having regard to the expected demand generated by the development and the high frequency of use of Johnston Road. It is understood that the use of Johnston Road would be higher in the peak tourist season and in school terms than the November period on which traffic counts were taken.

- a. Please provide an amended Traffic Impact Assessment Report that utilises traffic counts taken from within the past 12 months and that occur in the peak tourist season, i.e, early July; and
- b. Please include consideration of Mossman State High School and Mossman State School bus usage and include traffic counts around 8.30am-9:am and 3pm on a school day;
- c. Please include modelling for the intersection of Johnston Road and Daintree Horizon Drive; and

- d. Please include any layout design for the intersection of Johnston Road and Daintree Horizon Drive having regard to the outcomes of (a) and (b) above and the FNQROC Development Manual.

#### Road Widths

- e. Please confirm the proposed road widths for all new road and identify any non-compliance with the FNQROC Development Manual in respect to road geometry and ability for swept path movements for garbage trucks in cul-de-sacs.

#### Intersection of Johnston Road and Front Street

- f. Please update the Traffic Impact Assessment Report for the intersection of Johnston Road and Front Street having regard to the traffic counts required under 1 (a) and 1 (b) above.

## **2. Open Space**

Concern is raised with the timely provision of open space.

- a. Please nominate how and when open space is to be provided, with access for the proposed residents, respective to the lots created to date in the estate and those proposed in this application.
- b. Please provide advice as to what if any facilities or infrastructure, including connecting bicycle /pedestrian walkways, is to be provided in any open space park area.

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 Jenny Elphinstone of Council's Development and Environment Branch on telephone number 07 4099 9482.

Yours faithfully

Donna Graham  
Manager Development & Environment

Attch