

Our reference: 1901-9440 SRA
Council reference: ROL 2966/2018
Your reference: Q184103

15 February 2019

Port Douglas Land Developments Pty Ltd
c/- Cardno (QLD) Pty Ltd
15 Scott Street
Parramatta Park QLD 4870
daniel.favier@cardno.com.au

Attention: Daniel Favier

Dear Sir/Madam

Information request

(Given under section 12 of the Development Assessment Rules)

The Department of State Development, Manufacturing, Infrastructure and Planning has carried out a further review of your development application for the following premises.

Location details

Street address:	Captain Cook Highway, Craiglie
Real property description:	Lot 2 on SR431
Local government area:	Douglas Shire Council

Application details

Development permit	Reconfiguring a lot (1 lots into 32 lots plus new road, balance lot, drainage lot and park)
--------------------	---

The department has determined that the following additional information is needed to assess the application:

Item	Information requested
State Development Assessment Provisions, State code 1: Development in a State controlled road environment, Performance outcomes 23 and 24 – Noise (accommodation activities)	
1.	To demonstrate compliance with PO23 and PO24, provide a Traffic Noise Assessment Report by a qualified Registered Professional Engineer of Queensland (RPEQ). The noise report should be prepared in accordance with the Department of Transport and Main Roads Transport Noise Management: Code of Practice Volume 1 – Road Traffic Noise November 2013 for a 10 year planning horizon measured from the proposed date of full

Item	Information requested
	<p>occupancy of the development.</p> <p>The noise traffic assessment report should provide measures and demonstrate how the development is to be designed to mitigate against transport corridor noise from the Captain Cook Highway, in particular:</p> <p>Habitable rooms</p> <ul style="list-style-type: none"> • Future anticipated accommodation activities exposed to transport noise from the Captain Cook Highway complies with the following external noise criteria at all facades of the building envelope or if the building envelope is unknown, the deemed-to-comply setback distance for buildings stipulated by the local planning instrument or relevant building regulations: <ul style="list-style-type: none"> o <i>external noise criteria of ≤ 60 dB(A) L_{10} (18hr) facade corrected (measured L_{90} (8hr) free field between 10pm and 6am ≤ 40 dB(A)), or</i> o <i>external noise criteria of ≤ 63 dB(A) L_{10} (18hr) facade corrected (measured L_{90} (8hr) free field between 10pm and 6am > 40 dB(A)).</i> <p>Outdoor spaces for passive recreation</p> <ul style="list-style-type: none"> • Future accommodation activity minimises noise intrusion from the Captain Cook Highway on outdoor spaces for passive recreation. The following noise criteria should be complied with: <ul style="list-style-type: none"> o <i>≤ 57 dB(A) L_{10} (18 hour) free field (measured L_{90} (18 hour) free field between 6 am and 12 midnight ≤ 45 dB(A).</i> o <i>≤ 60 dB(A) L_{10} (18 hour) free field (measured L_{90} (18 hour) free field between 6 am and 12 midnight > 45 dB(A).</i> <p>Noise barriers and earth mounds where adjacent to a state-controlled road, are to be designed, sited and constructed in accordance with Chapter 7 Integrated Noise Barrier Design of the Transport Noise Management: Code of Practice Volume 1 – Road Traffic Noise November 2013</p> <p>The Department of Transport and Main Roads environmental emissions criteria in a state-controlled road environment for noise are set out in the Department of Transport and Main Roads Policy Position Statement “Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure; Version 4.0 dated 09 October 2017” which is available on its website.</p>

The due date for providing the requested information is 15 May 2019. Please complete the relevant task in MyDAS2 to advise the department of your response to this information request.

As the department’s assessment of your application will be based on the information provided, it is recommended that you provide all of the information requested. 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 the department will continue with its assessment of your application without the information requested.

As the department is a referral agency, a copy of this information request will be provided to the assessment manager in accordance with section 12.3 of the DA Rules.

For further information please contact Joanne Manson, Principal Planning Officer, SARA Far North QLD on 40373228 or via email CairnsSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Brett Nancarrow', with a stylized flourish at the end.

Brett Nancarrow
Manager (Planning)

cc Douglas Shire Council, enquiries@douglas.qld.gov.au