

YOUR REF: 4390/04 L-E1956
OUR REF: MCUI 2367/2017 (835304)

29 November 2017

Mossman Golf Club Inc
C/- Flanagan Consulting Group
PO Box 5820
CAIRNS QLD 4870

Attention: Erin Campbell

Dear Madam,

**INFORMATION REQUEST FOR MATERIAL CHANGE OF USE – UNDEFINED
USE (ACCOMMODATION OF MOTORHOMES & CAMPERVANS NOT
EXCEEDING 20 SITES) 20L & 51R NEWELL ROAD, NEWELL BEACH**

Preliminary assessment of the application indicates that further information is required for Council to complete an assessment and determination of the application. The following information is required:-

1. Issues have been raised with respect to the existing sanitary facilities and the ability of the existing facilities to cater for the additional demand generated by the proposed development. A review of the Local Laws for the operation of a Camping Ground and Caravan Park require the provision of sanitary facilities at the following rates:-

Caravan Park

Table A

No. of Sites	No. of water closets and pans for females	No. of water closets and pans for males	Length of urinals for males
Up to 40	1 for every 7 sites or part thereof	1 for every 10 sites or part thereof	0.6m for every 20 sites or part thereof
Over 40	6 plus an additional 1 for every 15 sites or part thereof in excess of 40 sites	4 plus an additional 1 for every 15 sites or part thereof in excess of 40 sites	0.6m for every 20 sites or part thereof

Camping Ground

Table A

No. of Sites	No. of water closets and pans for females	No. of water closets and pans for males	Length of urinals for males
Up to 40	1 for every 7 sites or part thereof	1 for every 10 sites or part thereof	0.6m for every 20 sites or part thereof
Over 40	6 plus an additional 1 for every 15 sites or part thereof in excess of 40 sites	4 plus an additional 1 for every 15 sites or part thereof in excess of 40 sites	0.6m for every 20 sites or part thereof

It is also noted that the associated Local Law requires that the sanitary facilities are to be provided for the exclusive use of the occupants.

The Local Laws also provides a number of other requirements relating to grey water disposal, refuse, access to potable water and the like.

Please undertake a review of the Local Law, in particular Schedule 12 & 14 and detail how the proposed development is able to satisfy the various requirements and supply amended plans where necessary. It is suggested that additional sanitary facilities will be required.

Please use this link to view the Local Laws.

https://services.dsdip.qld.gov.au/locallaws/data/postamalgamation/SCDOUG/01_Administration%20SLL_01-01-14.pdf

2. Provide conceptual plans detailing how grey water will be dealt with for each proposed site along with providing potable water.
3. Undertake an investigation into the existing on-site effluent disposal system currently servicing the Golf Club and identify if any upgrades or augmentation of the existing system is necessary to cater for the additional demand. It is requested that the investigation also detail if the proposed development, combined with the Golf Club constitutes an Environmentally Relevant Activity for the purpose of onsite effluent disposal. The investigation is to be undertaken by an appropriately qualified person.
4. The development application lodged in January 2016 (which has lapsed) included a Caretakers Residence and it is noted that the Local Law requires on-site manager for when the facility is operating. Please provide further detail as how the facility will be managed and what process and procedures will be put in place to ensure the safety and well being of the occupants along with the broader community.

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 Neil Beck of Sustainable Communities on 07 4099 9451.

Yours faithfully

Paul Hoyer
Manager Sustainable Communities