

17 August 2021

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**Enquiries:** Neil Beck  
**Our Ref:** CA 2021\_4239/1 (1028000)  
**Your Ref:**

Graben Pty Ltd  
C/- RPS Australia East Pty Ltd  
PO Box 1949  
CAIRNS QLD 4870

Dear Owen

**INFORMATION REQUEST**  
**(Given under Section 12 of the Development Assessment Rules)**

Council refers to your development application that was received on 12/07/2021.

**Applicant Details**

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Name: Graben Pty Ltd  
Postal Address: C/- RPS Australia East Pty Ltd  
PO Box 1949  
CAIRNS QLD 4870

**Property Details**

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Street Address: 5640 Captain Cook Highway MOWBRAY  
Real Property Description: LOT: 123 TYP: SR PLN: 687  
Local Government Area: Douglas Shire Council

**Application Details**

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Application Number: CA 2021\_4239/1  
Approval Sought: Development Permit for Material Change of Use  
Development Permit for Reconfiguring a Lot  
Preliminary Approval for Operational Works (Advertising  
Devices)  
Nature of Development Proposed: Material Change of Use  
Reconfiguring a Lot  
Operational Works

Description of the Development Proposed:

- Material Change of Use - Resort Complex (Outdoor Sport & Recreation, Short-term Accommodation, Food & Drink Outlet, Shop, Tourist Park, Helipads & Caretaker's Residence)
- Reconfiguring a Lot (1 Lot into 4 Lots)
- Operational Works (Advertising Devices)

### **Additional Information Requested**

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The following additional information is requested in order to complete an assessment of the application:

#### **Context**

The development application seeks a Development Permit for Resort Complex, Outdoor Sport & Recreation, Short-term Accommodation, Food & Drink Outlet, Shop, Tourist Park, Helipads & Caretaker's Residence to be undertaken generally as indicated in the Master Plan Diagrams submitted with the Application. The Master Plan Diagrams are high level concept plans provided at a scale which convey the overall development intent but are not suitably detailed to facilitate an assessment of the proposal. Floor plans and elevations are provided for the Resort Hotel however these plans would appear to be preliminary in nature and lack detail as to what is taking place or proposed around the Resort Hotel and Wave Park. Similar comments apply to the proposed Tourist Park which is conceptually represented on the Master Plan without further detail provided.

Similar comments apply to the access and parking arrangements. The scale of the Master Plan illustrating parking and access arrangement don't allow an assessment to be undertaken. As an example, it is understood the parking areas are intended to be covered spaces with solar panels. The report advises compliance is achieved with the 40m setback from the State-controlled road and refers to the Architectural Plans. This would not appear to be the case. There are numerous examples whereby insufficient detail is provided to enable an assessment to be undertaken. This is particularly evident when reviewing the responses to the assessment benchmarks in the applicable codes.

Notwithstanding the above comments, it is acknowledged that it may not be practical or the best use of resources to undertake a detailed design of all aspects of the facility given the size and scale of the proposed development and without the certainty of an approval being issued. With respect to the Resort Hotel, it is also acknowledged that various elements of the Resort Hotel could change once a hotel / resort operator becomes involved. However, the plans do need to contain sufficient detail to support the issue of a Development Permit. Where sufficient detail is not provided, this should be acknowledged and advice provided as to how this is best addressed or overcome.

1. The Applicant to provide further detailed plans at an appropriate scale (and dimensioned where necessary) to allow an assessment to be undertaken. Items to be considered involve, but not limited to the following:-
  - a) Access and parking arrangements in addition to detailing servicing requirements of the resort complex is required. Details should include dimensioned road widths, design vehicle being accommodated and bus set

down area to determine capacity and size of vehicles being accommodated.  
Introduction of landscaping elements in car parking areas to be incorporated;

- b) Areas surrounding resort complex and wave park;
- c) Proposed Tourist Park element;
- d) The area at the rear of the Wave Park i.e mechanical plant and workshop location;
- e) Aqua Park facility;
- f) VIP Room and amenities.

Statements addressing the relevant codes should be updated to reflect the comments made above and any further information or detail that is produced as a consequence of addressing this information request item.

2. Provide updated concept plans/master plans and specifications for the car parking. The plans are requested to identify:

- a) the size of car parks proposed - having regard to the user class in AS2890.1 – Off Street Parking Code;
- b) proposed size of aggregated parking modules;
- c) the number of car parks provided in each module;
- d) bus set down areas to show capacity and design vehicle to determine the number of spaces to be provided;
- e) Dimensioned setback from road boundary and detail what spaces will be covered spaces.

The car parking demands as advised by the applicant requires revisiting. The Applicant is requested to provide a parking assessment on each element of the Resort Complex as required by the parking and access code. Parking arrangements for the Tourist Park is also to be clarified. It is noted the Planning Report advises vehicle access is available to Tourist Park, although the Master Plan Diagrams would suggest otherwise i.e footpath access only. Please clarify.

3. The proposal involves two helipads being located in the north eastern portion of the site. Please advise the purpose of the Helipads and whether these facilities will be used for commercial purposes.
4. The location and proximity of the Helipads to the short term residential component of the development is likely to generate noise impacts. Please investigate further and clarify.

Noise issues may also arise from the mechanical plant associated with the Wave Park and the proposed Tourist Park. Please investigate further and clarify.

5. The application involves the reconfiguration of the land into 4 lots. Please provide a Plan of Subdivision that illustrates the 4 lots to be created including Lot numbers and areas / dimensions. Please illustrate areas of common property that relates to each individual lot and common property that relates to all allotments.

Please provide a description of the tiered body corporate arrangement and illustrate how the development is anticipated to be staged.

6. Provide water demands for the potable water requirements for each element of the development. The demands must be in accordance with FNQROC unless substantiated by appropriate detailed studies. Some of this work may be conditioned for later stages, however, appropriate clarity must be provided now to determine water demand.
7. Confirm the size of water reticulation mains proposed to connect the site to Council's water supply network having regard to the current constructed infrastructure and the proposed upgrades identified in the Local Government Infrastructure Plan (LGIP). Confirm the increased main sizes required to accommodate the water supply demands for the development and the impact of this on the water reticulation network. It is also noted that the water balance investigation assumed the water storages areas were full for the purpose of the water balance analysis.
8. Provide advice on how water supply requirements are proposed to achieve firefighting requirements for the development having regard to volume required, pressures and flowrate for this class of development.
9. Please confirm the specific uses that water from the water storage lagoon is intended to service along with advice as to how this water will be treated in order to comply with legislative requirements i.e Water Quality Guidelines for Public Aquatic Facilities.

Swimming Lagoon – The proposal references a freshwater swimming lagoon. If the purpose of the lagoon is to provide a recreational swimming area for visitors and guests, it will be considered as a swimming pool and as such the operation and management will need to comply with the Qld Health Water Quality Guidelines for Public Aquatic facilities. In addition, please provide advice on fencing requirements under the Building Act 1975 and how this relates to the proposed lagoon.

10. What measures are in place for security of the reservoir, with reference to crocodiles and public safety (e.g.- fencing, locked gates, etc).
11. Provide sewage demand calculations for the sewage loads generated from each element of the development. The demands must be in accordance with FNQROC unless substantiated by appropriate detailed studies. Some of this work may be conditioned for later stages, however, appropriate clarity must be provided now to determine how the development will be connected to Council's reticulated network and the additional demand placed on the sewerage treatment plant.
12. Confirm the size of sewerage mains proposed to connect the site to Council's sewerage network having regard to the current constructed infrastructure and the proposed upgrades identified in the LGIP. Confirm the increased main sizes required to accommodate the sewerage generation loads for the development. Issues such as alignment and land tenure are to be explored.
13. Provide advice on why the boundary condition used for the study is highest astronomical tide (HAT). Reference is made to studies for the Barron River that adopted higher downstream boundary conditions. Commentary on the boundary conditions and potential implications for flood levels within the site is required to enable the development to be assessed.

14. Subject to the advice above, provide updated commentary on the implications of the proposed filling adjacent the Mowbray River.
15. Previous flood studies of the Mowbray River are known to exist including State government flood hazard studies, studies used in support of developments north of the river and from TMR's road and bridge design. Provide commentary on how the findings and flood levels predicted from these previous studies compare with the results from this project specific modelling.
16. Earthwork's advice in the engineering report and geotechnical report appear to adopt different parameters for topsoil stripping depth. The geotechnical report discusses unsuitable materials for depths down to 0.5m. It is also unclear how the compaction impacts on cut to fill have been factored into the volume calculations. Clarification of these items is required to understand the development scope and need for importation of fill to achieve the development earthworks profile and immunity levels.

As part of the response, the applicant is requested to confirm the intended earthworks philosophy for the development and the expected imported fill volume. Advice on the potential sources of fill and the number of truck movements are required to understand potential traffic impacts.

17. Clarification is required on the source for the clay lining nominated in the reports. Is this material intended to be imported to site or won from site materials? If won from site does this increase the volumes of materials to be moved on site?
18. Having regard to the housing shortage Douglas Shire is currently experiencing and the wider region which is expected to continue as people relocate from capital cities, what measures is the Applicant taking, if any, to support its direct workforce with temporary accommodation during construction and / or once the development is operational.
19. Given the significant shortage of skilled workers available in Douglas and the Far North, what provisions is the applicant taking to ensure its commitment to deliver the project is not impacted by an inability to source an appropriately skilled labour force.
20. Douglas Shire Council supports the development of competitive local business and industry. What benchmarks are being set by the applicant to prioritise the procurement of goods and services during construction and operation from within the Douglas Shire Council Local Government Area? Council is specifically interested in the local supply of food and beverage once operational, the procurement of local artists for any onsite artwork (which would be appropriate having regard to the scale of the development) and the hiring of people from the Douglas community, including young people.
21. As Australia's first ECO Destination Certified region, the Douglas Shire has demonstrated a strong, well-managed commitment to sustainable practices and provides high-quality nature-based tourism experiences within the region. What aspirations, if any, does the applicant have to become an ECO Certified tourism product or align itself with another affiliate program.
22. Can the applicant provide more information around capacity details for the conferencing and event facilities. This detail will also assist with informing parking spaces as identified above.
23. Can the applicant provide more information about whether co working space will be accessible to external people for outside hire or in-house guests and residents only.

## Due Date

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The due date for providing the requested information is 19 November 2021 accordance with section 14.2 of the Development Assessment Rules, 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 Council will continue with the assessment of the application.

Please quote Council's application number: CA 2021\_4239/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully



**For**  
**Paul Hoyer**  
**Manager Environment & Planning**