

22 June 2021

Enquiries: Daniel Lamond
Our Ref: MCUI 2021_4156/1 (1019300)
Your Ref: PR149569

Administration Office
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Algona Developments Pty Ltd (Tte)
C/- RPS Australia East Pty Ltd
PO Box 1949
CAIRNS QLD 4870

Dear Sir/Madam

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

Thank you for your development application for the following premises.

Applicant Details

Name:	Algona Developments Pty Ltd (Tte)
Postal Address:	C/- RPS Australia East Pty Ltd PO Box 1949 CAIRNS QLD 4870
Email:	lan.doust@rpsgroup.com.au

Property Details

Street Address:	Captain Cook Highway MOWBRAY
Real Property Description:	LOT: 78 TYP: SR PLN: 416
Local Government Area:	Douglas Shire Council

Application Details

Application Number:	MCUI 2021_4156/1
Approval Sought:	Development Permit
Nature of Development Proposed:	Material Change of Use
Description of the Development Proposed:	Material Change of Use (Helicopter pad and pilots accommodation)

Additional Information Requested

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

Intended Use

1. The proposal details that the air services use is proposed for the storage of helicopters and pilots accommodation for the construction of the Wangetti trail. Detail what is intended for the use of the air services infrastructure on the land after the completion of the Wangetti trail construction and justify why the proposed use should not be given a temporary approval with a limited timeframe.

Concerns are raised with the future use of the site once the Wangetti Trail construction has been completed. The details of the application and the plans don't necessarily align with the purpose of the Wangetti trail construction timeline as the extent of infrastructure being proposed is significant compared to what would ordinarily be associated with a construction project.

Proposal Plans

2. Provide a set of proposal plans inclusive of a site plan, elevation plans and floor plans for all buildings. Plans must be drawn to an appropriate scale and be dimensioned. In particular, floor plans should show the details of the pilots accommodation

Landscaping

3. Provide a landscaping plan in accordance with the landscaping code and Planning Scheme Policy SC6.7. The landscaping plan should provide screening from view from the highway and be made up of species with high screening qualities.

Fuel Storage

4. Confirm the quantities of aviation gas to be stored at the premises and detail how the general environmental duty will be complied with for storage.

Helicopter flight movements

5. Detail how many times per day helicopters are proposed to take-off and land at the site.

Navigational Aid

6. Detail whether any navigational aid infrastructure is required to be installed at the site or on surrounding landmarks such as ridge lines.

Vegetation Management

7. Confirm what vegetation on the site requires ongoing pruning or management to keep the flight path safe and free of obstruction. Nominate these areas on a plan drawn to scale.

On-site effluent disposal design

8. Provide an on-site effluent disposal design report inclusive of a site classification test and design plans detailing any land application area proposed.

Due Date

The due date for providing the requested information is 22 September 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: MCUC 2021_4156/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Daniel Lamond on telephone 07 4099 9444.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning