

**ENQUIRIES:** Walter Moreno-Neisa  
**PHONE:** (07) 4044 3379  
**FAX:** (07) 4044 3836  
**YOUR REF:** Letter Received by GMA Dated 14<sup>th</sup>  
April 2011 (3138903)  
**OUR REF:** 8/10/56 (3146082)

3 May 2011

Town & Country Limited  
C/- Projex North & GMA Certification Group  
PO Box 100  
**Mossman QLD 4873**

Dear Sir/Madam

**RECEIPT OF INFORMATION REQUEST FOR OPERATIONAL WORKS**  
**SHOPPING FACILITIES, 63 FRONT STREET, MOSSMAN**

Reference is made to your Development Application for Operational Works for the Mossman Gateway Shopping Centre, which was received by Council on 30<sup>th</sup> April 2010 and Council's request for further information dated 14<sup>th</sup> May 2010 and your response to Council's RFI received 14<sup>th</sup> April 2011.

The application for operational works is subject to the provisions of the *Sustainable Planning Act 2009* ('SPA'). Section 279(1) (b) of SPA provides a period of six months for a response to Council's request for further information. Your response to Council's request for further information was received on 14<sup>th</sup> April 2011, and consequentially your application **has lapsed**.

Notwithstanding this, Council is prepared to continue with the assessment of the application. Please find attached a new Acknowledgement Notice and Request for Further Information. You are required to re-refer the application to the identified referral agencies. Additionally you are also required to re-respond to the attached request for further information. Whilst it is noted that you have previously supplied a response, it is considered that the following points have not been adequately addressed:

**Primary Issues:**

1. The application for Operational Works shows proposed new buildings A, B, C, and D, but the latest drawings provided just show A and B, please clarify.
2. Existing contour level values are to be shown on drawings.
3. The applicant is to submit the approved road access design drawings by Department of Transport and Main Roads, as indicated on their letter dated 18<sup>th</sup>

June 2007. The required road access works are to be reflected on this application as required by DTMR conditions 1, 2, 3, 4, 5, 6 and 7.

4. To protect the existing flood immunity of the State-controlled road (i.e., Front Street), the applicant is to provide the approval letter of the Director-General of the DTMR of any work that may result in changes to the existing water flows, afflux levels and/or hydraulic structures along, under or over Front Street.
5. On drawing 10-034-C02 Rev (A) the intersection details, concrete pedestrian/bicycle path (2m wide), and concrete footpath are to be designed in accordance with DTMR.
6. Also, confirm the number of car parks, as in accordance with Condition 2 of the Decision Notice to Change an Existing Approval dated 12<sup>th</sup> May 2009, the car parking area should have minimum 285, but drawing C02 shows just 177.
7. An amended 'Statement of Compliance – Operational Works Design', signed off by a RPEQ is to be provided for any proposed infrastructure work, as the previously submitted was not signed off.
8. As required by Condition 10 of the MCU approval, dated 8<sup>th</sup> August 2007, the applicant is to:
  - a. Extend the existing kerb and channel for the full frontage of the allotment (from the existing to the proposed entrance). Details such as cross-sections, dimensions, and grades are to be shown on drawings.
  - b. Undertake the necessary widening of Front Street, including (cross and longitudinal sections, intersection details, grades, dimensions, and levels) all this information is to be included on drawings.
  - c. Extend the existing underground stormwater (from the existing surge pit located adjacent to the current entrance) for the full frontage of the allotment, including (the design of the discharge outlet, along with stormwater calculations, cross and longitudinal sections, grades, dimensions, and levels).
9. As required by Condition 19 of the MCU approval, dated 8<sup>th</sup> August 2007, the applicant is to submit an Environmental Management Plan, which must detail the controls to be utilised to ensure that no environmental harm or nuisance is caused from the construction of the works and must include a Stormwater Management Plan.
10. Undertake a local drainage study of the site to determine the drainage impacts on upstream and downstream properties and the mitigation measures required to minimise such impacts.
11. The Landscape Management Plan is to be submitted.
12. Erosion and sediment control plan strategy, indicating ESC measures for all phases of the project is required.

13. On drawing 10-034-C03 Rev (A) – Grading and Setout Plan,

- a. Existing contour levels values are to be shown; also the amount of filling material and the source are to be provided. The applicant is to include an Acid Sulphate Soil investigation report in the area to be affected by this development in consideration of the fill to the land and the impact of the adjacent areas.
- b. Also, details of the proposed rear batter (1 on 1) are to be submitted along with a certification of stability by a RPEQ Geotechnical Engineer, in accordance with FNQROC Design Guideline D2.11.
- c. The Point Setup 27 seems to be outside of the property boundary, please confirm.

14. On Drawing 10-034-C04 – Miscellaneous Details:

- a. The carpark pavement surface is to be minimum 30mm AC.

15. On Drawing 10-034-C06 – Stormwater Reticulation Plan:

- a. Identify existing water mains (450mm and 150mm AC), and existing sewer rising and gravity mains (100mm and 225mm).
- b. Construction details (dimensions, cross section, grades, clearances, and levels) of the proposed new vehicle cross over above pipe are to be submitted; also confirmation of agreement from the owner of Lot 113SP213765 is required.
- c. The Typical Table Drain Section is to include details as well (dimensions, grades, clearances, and levels)
- d. Identify structures 16/1 and 17/1 as shown in C07.

16. On Drawings 10-034-C07 and 10-034-C08 Rev (A) – Stormwater Longitudinal Sections:

- a. Include stormwater longitudinal and cross sections details, and hydraulic calculations from structure 1/4 to 2/4.
- b. The stormwater hydraulic table and sub-catchment plan are to be included.
- c. Existing services crossing the proposed stormwater lines are to be shown, including vertical clearance values.
- d. Increase the Full Pipe Velocity between structures 1/1 to 2/1, 1/2 to 4/2, and 1/3 to 2/3 to a minimum of 0.6 m/s.
- e. Increase the Pipe Capacity with respect to the Pipe Flow between structures 10/1 to 14/1, 4/2 to 6/2, and 2/3 to 4/2.

- f. Structures 16/1 and 17/1 are not shown on Drawing 10-034-C06 – Stormwater Reticulation Plan (Sheet 2 of 2).
- g. Amend Structure lengths, as they are different from one drawing to the other (i.e., length between 13/1 to 14/1 is shown as 92.126m but in Drawing C06 is 22m, same with 14/1 to 15/1 etc)

## **Water & Sewer**

- 17. Confirm the connection details to Council's sewer. The connection must be to a new manhole constructed over the existing gravity sewer main.
- 18. Identify the existing Ø100mm PVC Sewer Rising Main, and Ø225mm AC Gravity Sewer Main.
- 19. Provide cross-section details including minimum clearances in accordance with WSSA, where the existing water and sewer infrastructure cross the proposed driveway, stormwater pipes, and other proposed structures.
- 20. Provide structural details of the proposed Ergon transformer footings with regards to the existing sewer line, along with a Form 15 Structural Design Certificate. Footings must be designed in accordance with the Queensland Development Code. A Form 16 certificate must be supplied at works acceptance.
- 21. Provide details of the proposed relocation of the existing water main, including a work method statement.
- 22. An easement in favour of Council over all sewerage infrastructure located within the development site is to be provided.
- 23. A flat area must be provided around manholes of 1.5m radius from the centre of the manhole. The flat area must be on at least three sides.
- 24. As-constructed sewerage drawings must be approved prior to granting of Early Plan Sealing or Issue of a Works Acceptance Certificate whichever occurs first. The As-constructed sewerage submission is to include the "Statement of Compliance – As-constructed Documentation" and must be the final issue.
- 25. CCTV inspections of existing sewers must be undertaken both prior to commencement of works on site and at works completion i.e. the existing gravity sewer in the lot frontage. An assessment of the CCTV records must be undertaken by the developer's consultant and a report along with the footage submitted to Council for approval. Defects must be rectified to the satisfaction of the Chief Executive Officer at no cost to Council prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.
- 26. Identify the existing Ø450mm and Ø150mm AC Water Mains.

27. Provide a water network analysis that demonstrates that the water demand from the development will not adversely affect water pressures to neighbouring properties.

Should you require any further information or assistance, please contact Development Engineer Walter Moreno-Neisa of Council's Development Assessment Team on telephone number (07) 4044 3379, email address [w.moreno-neisa@cairns.qld.gov.au](mailto:w.moreno-neisa@cairns.qld.gov.au)

Yours faithfully

Kelly Reaston  
**Manager Development Assessment**

**ENQUIRIES:** Walter Moreno-Neisa  
**PHONE:** (07) 4044 3379  
**FAX:** (07) 4044 3836  
**YOUR REF:** Letter Received by GMA Dated 18<sup>th</sup>  
April 2010 (2557913)  
**OUR REF:** 8/10/56 (3146082)

3 May 2011

Town & Country Limited  
C/- Projex North & GMA Certification Group  
PO Box 100  
**Mossman QLD 4873**

Dear Sir/Madam

**ACKNOWLEDGMENT NOTICE AND REQUEST FOR INFORMATION FOR  
OPERATIONAL WORKS SHOPPING FACILITIES, 63 FRONT STREET,  
MOSSMAN**

Receipt of the above application submitted by GMA Certification Group, in their letter dated 18<sup>th</sup> April 2010, and subsequent response to information request dated 14<sup>th</sup> April 2011, for Operational Works (Roadworks, Drainage Works, Water and Sewer Infrastructure, Earthworks and Signage) on 63 Front Street – Mossman, is acknowledged.

Please find attached an Acknowledgment Notice prepared in accordance with Sections 267 & 268 of the *Sustainable Planning Act, 2009*. The Acknowledgement Notice contains information relevant to the processing and assessment of the application.

It is indicated on the Acknowledgment Notice that the application requires referral to a referral agency. Accordingly, you are required to forward a copy of the application and the attached Acknowledgement Notice to each referral agency within 20 business days. You must then advise Council in writing of the date that the application was referred to each agency (S275).

Should you be required to provide further information by a Concurrence Agency then a copy of any response to such request must also be lodged with Council as the Assessment Manager (SPA Section 278(2)). Council requires that you provide two (2) copies of the response to all such information requests.

Preliminary assessment of the application indicates that further information is required for Council to complete an assessment and determination of the application. This request is included in this submission.

In accordance with Section 279 of the *Sustainable Planning Act 2009*, the application will lapse if no response to this information request is received within 6 months (3 months for enforcement notices).

Please note that the information response to Council should include two complete copies of the response and if plans form part of the response then two sets of such plans at scale should also be provided.

Should you require any further information or assistance, please contact Development Engineer Walter Moreno-Neisa of Council's Development Assessment Team on telephone number (07) 4044 3379, email address [w.moreno-neisa@cairns.qld.gov.au](mailto:w.moreno-neisa@cairns.qld.gov.au).

Yours faithfully

Kelly Reaston  
**Manager Development Assessment**

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3 May 2011

**ACKNOWLEDGMENT NOTICE PURSUANT TO S.268, SUSTAINABLE PLANNING  
 ACT 2009 FOR DEVELOPMENT APPLICATION  
 63 FRONT STREET, MOSSMAN**

**PROPOSAL:** Shopping Facilities  
**APPLICANT:** Town & Country Limited  
 PO Box 100  
 MOSSMAN QLD 4873  
**LOCATION OF SITE:** 63 Front Street Mossman  
**REAL PROPERTY DESCRIPTION:** Lot 101 on SP186233  
**TYPE OF DEVELOPMENT:**

The application seeks development approval for

	<i>Sustainable Planning Regulation 2009, schedule 3 reference</i>	<i>Development Permit</i>	<i>Preliminary Approval</i>
Carrying out associated work made assessable by the planning scheme: - operational work		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**REFERRAL AGENCIES**

Based on the information provided in the application, referral is required to the following referral agencies:

	<b>Concurrence</b>	<b>Advice</b>	<b>Third Party</b>
<i>(Acid Sulfate Soils)</i> Development Application Lodgement Department of Environment & Resource Management PO Box 15155 City East QLD 4002	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



This list is provided for your information only. It is the applicant's responsibility to identify any referral agencies for the application and give each referral agency a copy of:

- the application (including the application forms and supporting material)
- this acknowledgment notice, and
- Any required application fee.

The above material must be given to all referral agencies within:

- 20 business days after the applicant receives this acknowledgement notice, or
- the further period agreed between the assessment manager and the applicant.

If you do not give the material mentioned above to all referral agencies within these timeframes, the application will lapse (see section 273 of the *Sustainable Planning Act 2009*).

**CODE ASSESSMENT REQUIRED:** Yes

Applicable Planning Area:

- Commercial

**Applicable Codes: Douglas**

- Commercial Planning Area Code
- Acid Sulfate Soils Code
- Display Facilities Code
- Filling and Excavation Code
- Vehicle Parking and Access Code

**ASSESSMENT MANAGER INTENDS TO MAKE AN INFORMATION REQUEST:** Included