

Our ref: AU010594

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Date: 18 March 2024

State Assessment and Referral Agency
Far North Queensland Regional Office
PO Box 2358
Cairns QLD 4870

Attn: Anthony Westbury. Planning Officer

Dear Anthony,

47 Johnston Road, Mossman Gorge - MCU (Retirement Facility)
Information request response (pursuant to Section 13 of the Development Assessment Rules)
SARA Ref: 2402-38964 SRA
Council Ref: MCUC 2023_5532/1

We refer to the State Assessment and Referral Agencies information request, dated 13 March 2024, for the development application over the above site.

Pursuant to sections 13.2 of the *Development Assessment Rules* we provide our response to this information request below.

In accordance with Section 13.3 of the *Development Assessment Rules*, we confirm that this letter and attachments constitute our response to Council's information request. Accordingly, we advise that you must proceed with assessment of this development application.

Information request response

1 Compliance with PO8 of State Code 14

To demonstrate compliance with PO8 of State code 14, provide an assessment of the impact of the development on the relationship between the hospital and the mountain backdrop.

The assessment will need to address the following:

- include schematic sections through the site and the State heritage place illustrating the relative heights of the buildings and topography.
- demonstrate that views of the hospital to the mountain backdrop from within the grounds and outside the boundary are not detrimentally impacted by the development.

Response

Performance Outcome PO8 of the State Code states:

PO8

Development is located, designed and scaled so that its form, bulk and proximity minimises adverse impacts on the cultural heritage significance of the Queensland heritage place.

The premises is included on the Queensland Heritage Register on the following basis:

- Criterion A - The place is important in demonstrating the evolution or pattern of Queensland's history; and,

- Criterion E - The place is important because of its aesthetic significance, including... *set in lush gardens against a spectacular mountain backdrop and with early decorative concrete arches to the street entrances, the Mossman Hospital and grounds is significant for its strong aesthetic appeal.*

It is understood that the information request is seeking additional details in terms of the impact of the proposed development in criterion E.

The site the subject of the application is to the west of the Mossman Hospital and between the hospital and the spectacular mountain backdrop. The application proposes buildings with a height of 4.27 metres for the majority of the buildings, 8.3 metres for the central facilities building and 5.3 metres for the hobby/maintenance shed. The location of these building is provided on **Figure 1** below and on the plans provided with the development application.

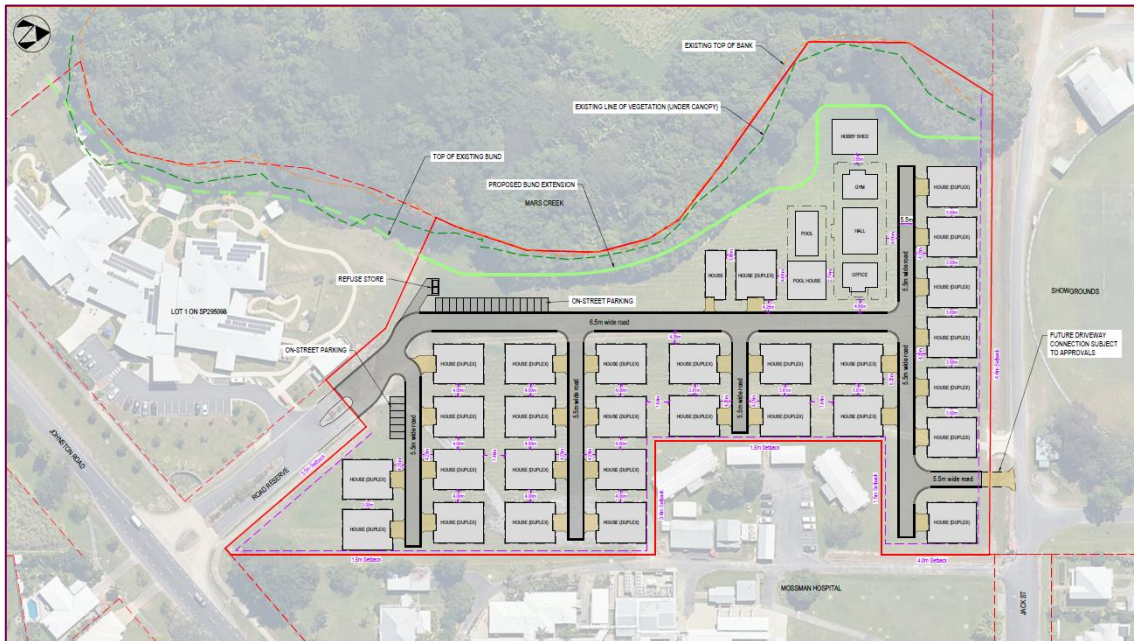


Figure 1: Site Layout Plan (Note Mossman Hospital to the East)

Source: Neon Consulting

The area of the Hospital site the subject of the heritage listing is identified in **Figure 2**. It will be noted that the views of the hospital with the mountain backdrop are provided from the east and looking to the west with the majority of the application site shielded by the built form of the hospital. Views from public Streets are obtained from Johnston Road, Hospital Street and Jack Street.

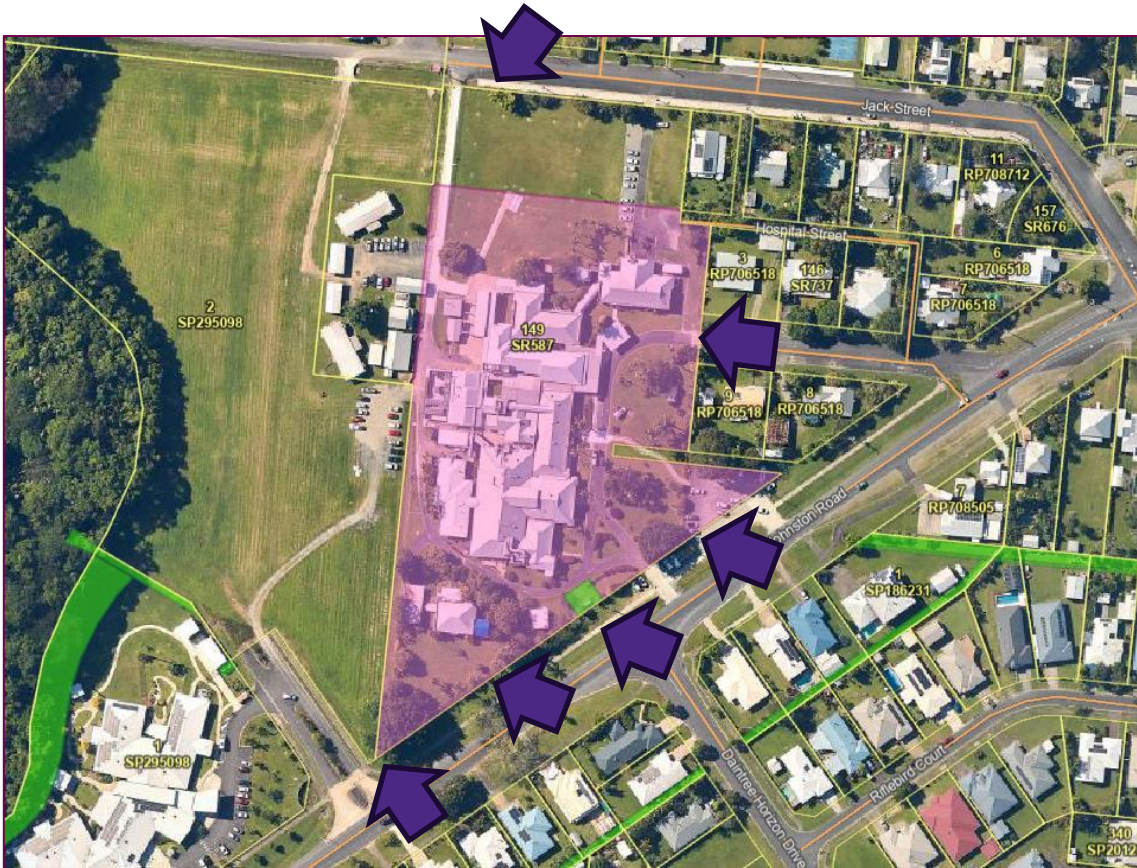


Figure 2: Site Location with View Points of Hospital with the Mountain Backdrop identified

Source: Queensland Globe

Images illustrating the current views of the hospital from these locations are provided in the figures below.



Figure 3: View from the Jack Street Frontage

Source: Queensland Globe

In **Figure 3** above the development site is to the right of the image and would not be located between to hospital and the spectacular mountain backdrop.



Figure 4: View from Hospital Street

Source: Google

It will be noted that the site is located behind the hospital and is not visible when viewed from Hospital Street with the spectacular mountain backdrop clearly visible.



Figure 5: View from the northern end of the Johnston Road Frontage

Source: Google

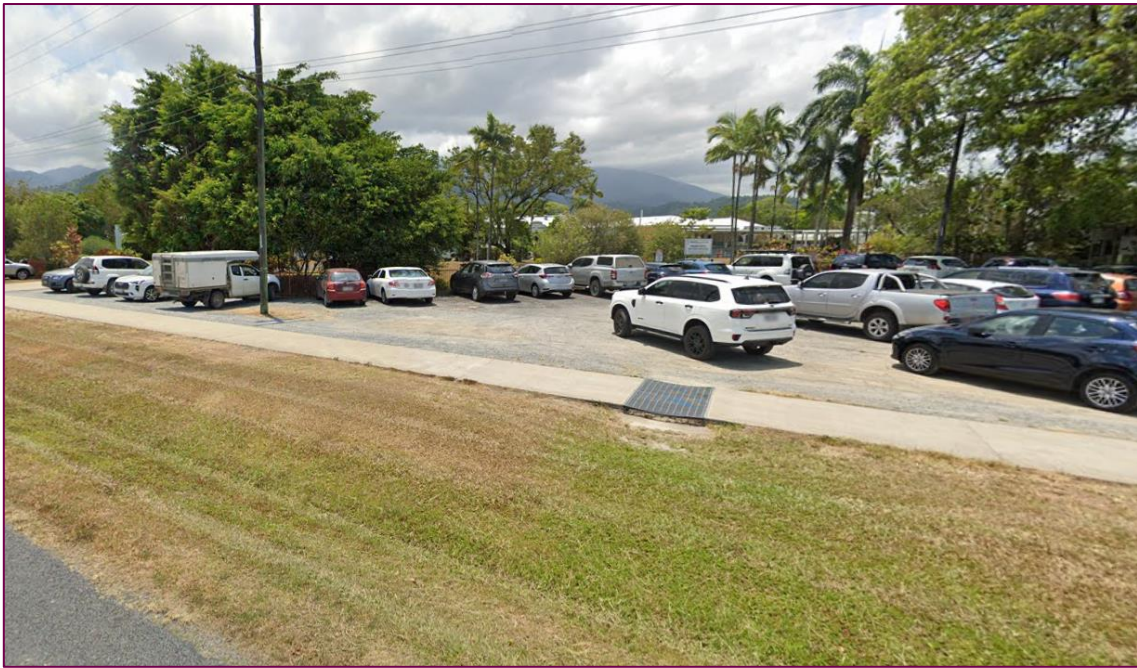


Figure 6: View from the northern end of the Johnston Road Frontage

Source: Google

It will be noted that when viewed from the northern frontage to Johnston Road with the spectacular mountain backdrop, as shown in Figures 5 and 6 above, the site is not visible.



Figure 7: View from the centre of the Johnston Road Frontage

Source: Google

Again, in **Figure 7** the spectacular mountains are clearly visible; however, the site the subject of the application would be hidden behind the hospital and the development would not be visible and would not obscure the views of the spectacular mountains.



Figure 8: View from the southern end of the Johnston Road Frontage

Source: Google

The view of the site from the southern end of the frontage, identified in **Figure 8**, illustrates that the spectacular mountain backdrop is the west (to the right of the image) and does not form part of this vista.



Figure 9: The hospital façade with the Spectacular Mountain Backdrop - 1972 Mossman District Hospital

Source: Slide by Ruth Read

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In terms of views of the hospital with the spectacular mountain backdrop from within the site, reference is made to the existing images held by Queensland Heritage, including **Figure 9** above, which illustrate that the views and backdrop would not be affected by a predominantly single storey development to the rear (west) of the hospital.

Based on the above images, it is not considered necessary to provide schematic sections through the site and the State heritage place illustrating the relative heights of the buildings and topography. The topography is flat with the subject site having the same ground level as the hospital site and the development of the subject site with generally single storey buildings would not be visible from any viewpoint that includes the hospital in the foreground with the spectacular mountain backdrop.

We look forward to continuing working with you on this development. In the meantime, if you have any queries please contact the writer (contact details below).

Yours sincerely,
for RPS AAP Consulting Pty Ltd



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