

YOUR REF: J000049:NQL:KLG
OUR REF: SEDA MCUI1599/16 (D#812977)

5 May 2017

NQL Properties Pty Ltd
C/- Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861

kristy@gilvearplanning.com.au

Attention: Ms Kristy Gilvear

Dear Madam

**INFORMATION REQUEST FOR A MATERIAL CHANGE OF USE
UNDEFINED USE (EDUCATION, SPORT AND ENTERTAINMENT
FACILITY) "MOWBRAY ADVENTURE PARK"
ANDREASSEN ROAD CRAIGLIE**

After a preliminary examination of the above application, the following information is required in order to complete an assessment of the proposal:

1. Outdoor Uses

Please provide a list of all proposed external, outdoor activities intended for the land. Details should include the sizing of group activities and whether these are supervised or unsupervised. Please advise of any intention to access the waterways on or adjacent to the land and the nature or such access.

2. Noise Impact Assessment

Please provide a Noise Impact Assessment prepared by a suitably qualified acoustic consultant to address the all proposed activities on site. This should consider:

- a. All proposed activities on site (including any outdoor activities such as motorbike/quad bike use);
- b. Consider likely hours of use including daytime, evening and night time activities;
- c. Consider impact on adjoining land and sensitive receptors including currently un-developed land that is zoned for future residential purposes; and
- d. Identify and address all sources of external noise including on site plant and machinery, any sources of amplified noise, use of motorised vehicles and equipment

3. Marine Plant Removal

It is noted that the ecological assessment identifies areas of marine plants (Saltwater Couch) which will require approval for the removal of marine plants. The ecological assessment makes a number of recommendations which may limit or reduce the amount of marine plant removal. However, it is unclear whether these recommendations will be adopted.

Please provide further information to confirm the likely extent of marine plant removal and where appropriate update plans and the management plan to demonstrate the intended outcomes for the site. Depending upon the area of clearance to occur, on site offsets maybe required and further detail of likely offsets should be provided.

4. Environmental Assessment: Vegetation Clearance, Rehabilitation and Habitat Protection

The submitted NRC Vegetation Assessment makes a number of recommendations regarding the location of infrastructure and buildings. However, it would not appear that these have been incorporated into the submitted plans. Please provide an amended plan which:

- a. Seeks to minimise the clearance of remnant vegetation;
- b. Incorporates the recommendations of the NRC vegetation plans and provide suitably amended and annotated drawings reflecting these amendments;
- c. Provides further details on the intent for the rehabilitated areas, including the general vegetation communities that would be mimicked as part of the revegetation;
- d. Provides further details of control methods for the identified pest species including para grass;
- e. Provides a fauna assessment for the site noting the type and likelihood of species to be present on site; and
- f. Provides details of the location of proposed boundary fences. The location of these structures should have regard to maintaining and protecting vegetation communities.

5. Flood Risk

The applicant is requested to provide flood study, prepared by an RPEQ Engineer, to address the following:

- a. Confirm proposed permanent structures will be above flood levels;
- b. Demonstrates the site can remain free draining with a non worsening affect on neighbouring properties. It is noted in the supporting documentation that barriers may be utilised to manage crocodile intrusion. Barriers should not impede stormwater flow resulting in adverse impacts;
- c. Proposed site works should maintain a non worsening affect on flood levels; and
- d. Recommendations regarding the management of any permanent water bodies to be incorporated into the site

6. Water Supply

Please provide advice demonstrating the availability of potable supply and confirm that pressures will be adequate for the development for potable supply and fire fighting use, and if sourced from the wider reticulation network that pressures are not impacted adversely elsewhere.

If an on site source is to be used (rain water), details should be provided to demonstrate how quality is to be maintained for potable use and volume provided for fire fighting purposes.

7. Sewerage

The applicant is requested to provide details of the proposed sewerage collection, treatment and disposal systems. If the site is to be connected to the external reticulation network details shall be provided on:

- a. Capacity of the downstream system to accommodate additional flows
- b. Management of flows from the site. It is likely that sewage flows from the site will be intermittent and that the quality of the raw sewage may deteriorate causing odours and
- c. Potential blockage. Management of these issues should be addressed.

If on site collection, treatment and disposal is proposed details of the system should be provided including type of system and compliance with EHP requirements. It is expected that this would include an investigation into the proposed disposal methodology either land based or marine and demonstration that the disposal of effluent will not cause any adverse environmental impacts and be suitable for the proposed use of the site.

8. Road Access

Concern is held with the intention to widen the gravel access of Andreassen Road to meet the nominated need of the land use. Land west of the property is identified for residential development and concern is held regarding dust emissions rising from a gravel road. Please provide further details regarding impacts and need in regards to the Applicant's response to Question 1 above.

Other

If required, Council is willing to convene a meeting to discuss the above information request.

As an applicant, your responsibilities in regard to the information request are outlined in section 278 of the *Sustainable Planning Act* 2009, which is attached for your information.

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 Jenny Elphinstone of Development Assessment and Coordination on telephone number 07 4099 9482.

Yours faithfully

Paul Hoyer
Manager Sustainable Communities

Att